

# PLAT OF SURVEY

I, CANYON HAMILTON, REGISTERED PROFESSIONAL LAND SURVEYOR No. 6807, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION DURING THE MONTH OF DECEMBER 2021, AND MARCH, AUGUST, AND NOVEMBER 2022, OF THE PROPERTY LOCATED OFF COUNTY ROAD No. 463, MEXIA, TEXAS, 76667, BEING 23.58 ACRES OF LAND, SITUATED IN THE PEDRO VARELA ELEVEN LEAGUE GRANT, ABSTRACT No. 30, LIMESTONE COUNTY, TEXAS, BEING ALL OF THOSE CERTAIN TRACT 1, TRACT 2, AND TRACT 3 DESCRIBED IN TEXAS WARRANTY DEED FROM SHELLI NABORS TO ELEGMENT DREAM ACRES INC., AS RECORDED IN DOCUMENT # 2022-0001095 OF THE OFFICIAL PUBLIC RECORDS OF LIMESTONE COUNTY, TEXAS, AND BEING PART OF THAT CERTAIN CALLED 218.15 ACRE TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN FROM PATTY MURPHY MONCUS AND JOSHUA MILLER TO ELEGMENT DREAM ACRES INC., AS RECORDED IN DOCUMENT # 2022-0000551 OF THE OFFICIAL PUBLIC RECORDS OF LIMESTONE COUNTY, TEXAS.

<i>LINE</i>	<i>BEARING</i>	<i>DISTANCE</i>
<i>L1</i>	<i>N 85°35'23" W</i>	<i>30.04'</i>
<i>L2</i>	<i>N 15°42'00" W</i>	<i>126.60'</i>
<i>L3</i>	<i>N 74°28'08" E</i>	<i>80.64'</i>
<i>L4</i>	<i>N 71°23'51" E</i>	<i>94.11'</i>
<i>L5</i>	<i>N 67°49'22" E</i>	<i>85.00'</i>
<i>L6</i>	<i>N 28°59'05" W</i>	<i>125.26'</i>
<i>L7</i>	<i>N 82°16'08" W</i>	<i>97.82'</i>
<i>L8</i>	<i>S 07°53'11" W</i>	<i>179.35'</i>
<i>L9</i>	<i>S 81°57'03" E</i>	<i>99.94'</i>

CALL: N 85°35'23" W 30.04'

FIRST TRACT 59 ACRES  
DEED WITH VENDOR'S LIEN  
J. W. NASH AND MARY E. NASH  
TO  
D. A. KERZEE  
VOLUME 66/309

CALLED 218.15 ACRE TRACT  
 WARRANTY DEED WITH VENDOR'S LIEN  
 PATTY MURPHY MONCUS AND JOSHUA MILLER  
 TO  
 ELEGMENT DREAM ACRES INC.  
 DOCUMENT # 2022-0000551  
 OFFICIAL PUBLIC RECORDS OF LIMESTONE COUNTY, TEXAS

*MURPHY'S DAIRY SUBDIVISION*  
*PLAT CABINET No. 366*  
*PLAT RECORDS OF LIMESTONE COUNTY, TEXAS*

CALLED: 16 ACRES  
 WARRANTY DEED WITH VENDOR'S LIEN  
 S. A. PYE AND IDA PYE  
 TO  
 G. W. HOPSON AND LELA MABLE HOPSON  
 VOLUME 297, PAGE 397

CALLED 1.4 ACRES, WARRANTY DEED  
 PAULINE JACKSON TO IVAN N. JACKSON, JR.  
 VOLUME 614, PAGE 469

CALLER 1.62 ACRES  
HENRY A. COMMISKEY, ET UX.  
VOLUME 795 PAGE 5

CALLED: 303.58' LONG EASEMENT ON 15' WIDE GRAVEL ROAD  
 WARRANTY DEED WITH VENDOR'S LIEN  
 ANNIE MAE MURPHY FREELAND  
 TO  
 HENRY A. COMMISKEY AND WIFE, MARY LAIN COMMISKEY  
 VOLUME 795 PAGE 5

CALLED 15.07 ACRES  
 WARRANTY DEED WITH VENDOR'S LIEN  
 ANNIE MAE MURPHY FREELAND  
 TO  
 HENRY A. COMMISKEY AND WIFE,  
 MARY LAIN COMMISKEY  
 VOLUME 795 PAGE 5

23.58 Acres  
"SURVEYED"

TRACT I  
CALLED 0.41 ACRES, MORE OR LESS  
GENERAL WARRANTY DEED  
PATTY MURPHY MONCUS  
AND JOSHUA MILLER  
TO  
LIMESTONE COUNTY  
VOLUME 1228, PAGE 185

CALLED 138.61 ACRES  
 WARRANTY DEED  
 SALLY MURPHY DAVISON, ET AL.  
 TO  
 COUNTY OF LIMESTONE TEXAS AND THE CITY OF MEXIA  
 VOLUME 593, PAGE 972

*NOTES:*

1) THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS NOT SHOWN THAT AFFECT THE SUBJECT PROPERTY.

2) THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

3) IN PROVIDING THIS SURVEY NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE PROPERTY WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED AND NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

4) FLOOD PLAIN DESIGNATION, IF ANY, WAS NOT DETERMINED BY THIS SURVEYOR.  
5) ALL CORNERS SHOWN HEREON AS FOUND ARE CONTROLLING TO THIS SURVEY.

6) ACTUAL LINE BEARINGS AND DISTANCES MATCH LINE CALLS FOUND IN DOCUMENT # 2022-0000551.

7) ALL IMPROVEMENTS NOT SHOWN HEREON AT REQUEST OF CLIENT.



*PEDRO VARELA ELEVEN LEAGUE GRANT  
ABSTRACT NO. 30  
LIMESTONE COUNTY, TEXAS*

CALLED 15.64 ACRES  
 WARRANTY DEED WITH VENDOR'S LIEN  
 GEORGIA MARIE HAYES  
 TO  
 ALICIA HAYES  
 DOC #2020-0005179

SEE METES AND BOUNDS DESCRIPTION PREPARED ON EVEN DATE.

TO THE BEST OF MY KNOWLEDGE THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY FOR ELEGMENT DREAM ACRES INC., AND IN ACCORDANCE WITH THE INFORMATION AND THE INSTRUCTIONS FURNISHED ME, SAME CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE FIELD SURVEY. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

*BY:*

CANYON HAMILTON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS No. 6807

*DRAWN BY: B.C.*

CHECKED BY: C.H.

DATE: 02/24/2023

SCALE: 1"=200'

FILE: MURPHYS DAIRY TRACT 6

## POINT OF BEGINNING

1/2" SRF

**LEGEND**

	BOUNDARY LINE
	RECORD LINE
	EDGE OF PAVING / LANE
	FENCE
	OVERHEAD UTILITY
	ASPHALT
	MONUMENT FOUND
	STEEL ROD FOUND IF WITH CAP
	FENCE CORNER FOUND

THE BEARINGS HEREON ARE BASED ON THE STATE  
PLANE COORDINATE SYSTEM OF 1983, TEXAS CENTRAL,  
ZONE (4203), NAD83.

**CANYON**  
LAND SURVEYING, LLC  
107 COUNTY ROAD 3118  
JACKSONVILLE, TEXAS 75766  
(903) 721-3035  
TBPELS FIRM REGISTRATION NO. S-10194569