

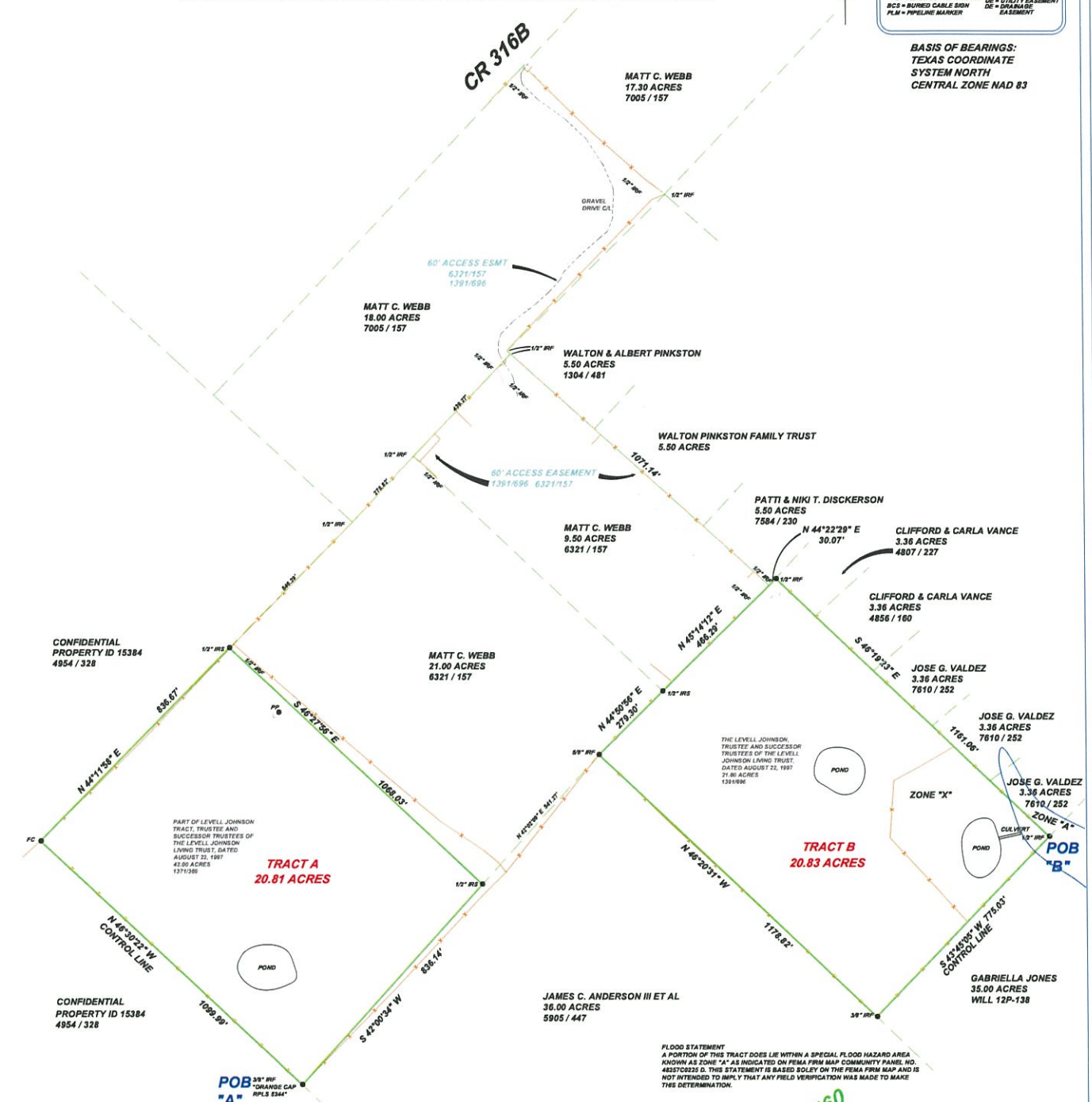
LAND TITLE SURVEY

CR 316B, TERRELL, TX 75161

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE J.T. VANDERHOYA SURVEY, A-560, KAUFMAN COUNTY, TEXAS, BEING DESCRIBED AS PART OF A CALLED 42.00 ACRE TRACT OF LAND DESCRIBED IN DEED TO LEVELL JOHNSON TRACT, TRUSTEE AND SUCCESSOR TRUSTEES OF THE LEVELL JOHNSON LIVING TRUST, DATED AUGUST 22, 1997 RECORDED IN VOLUME 1371 PAGE 369 AND ALL OF A CALLED 21.00 ACRE TRACT OF LAND DESCRIBED IN DEED TO LEVELL JOHNSON TRACT, TRUSTEE AND SUCCESSOR TRUSTEES OF THE LEVELL JOHNSON LIVING TRUST, DATED AUGUST 22, 1997 RECORDED IN VOLUME 1391, PAGE 696 OF THE DEED RECORDS KAUFMAN COUNTY, TEXAS (DRKCT).

LEGEND	
CONC = CONCRETE	TR = TELEPHONE BOX
FP = FENCE POST	LP = LIGHT POLE
WM = WATER METER	SM = GAS METER
WV = WATER VALVE	EB = ELECTRICAL BOX
RP = IRON ROD FOUND	PT = PROSPANE TANK
RS = IRON ROD SET	SP = SERVICE POLE
WVCA = 4" V	PI = FIRE HYDRANT
WVCA = 6" V	PC = FENCE CORNER FOUND
WVCA = 8" V	BCS = BURIED CABLE SHOWN
WVCA = 10" V	DE = DRAINAGE EASEMENT
WVCA = 12" V	PLM = PIPELINE MARKER

BASIS OF BEARINGS:
TEXAS COORDINATE
SYSTEM NORTH
CENTRAL ZONE NAD 83



SURVEYORS NOTES

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS THEREFROM. THERE IS NO VISIBLE EVIDENCE OF AN OIL OR GAS PIPELINE ON THIS TRACT.

NO ATTEMPT HAS BEEN MADE TO DETERMINE OR SHOW THE EXISTENCE, LOCATION, SIZE, DEPTH, CAPACITY OR CONDITION OF ANY PROPOSED OR EXISTING UTILITIES ON THIS PROPERTY WHETHER PRIVATE, MUNICIPAL OR PUBLICLY OWNED. NO ENVIRONMENTAL OR SUBSURFACE CONDITIONS WERE SURVEYED OR EXAMINED THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY. THE ADDRESS SHOWN WAS PROVIDED BY OTHERS, HARDIN SURVEYING MAKES NO CLAIM TO ITS ACCURACY.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THERE MAY BE MATTERS AFFECTING THIS TRACT THAT A TITLE COMMITMENT WOULD REVEAL. THE UNDERSIGNED HAS NOT PERFORMED A TITLE AND/OR EASEMENT SEARCH AND ASSUMES NO LIABILITY FOR SUCH MATTERS.

I, GARY L. HARDIN, R.P.L.S. # 4207, DO HEREBY CERTIFY THAT THE SURVEY SHOWN REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION DURING THE MONTH OF MAY 2023, AND ALL CORNERS ARE SHOWN HEREON AND THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS, COMPLETS OR PROTRUSIONS OTHER THAN SHOWN.

PRELIM COPY ONLY

GARY L. HARDIN R.P.L.S. # 4207
SIGNATURE VOID IF NOT SIGNED IN BLUE INK

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SEE FIELD NOTES



J.T. VANDERHOYA SURVEY, A-560

HARDIN SURVEYING
201 E. MASON STREET
MABANK, TEXAS 75147
(903) 887-5574 FIRM# 10114700

DATE PERFORMED: MAY 9, 2023
SCALE: 1" = 200 FEET FIELD BY: CE DRAWN BY: TF
SURVEY PERFORMED FOR: BOUCHERE

FIELD NOTES
TRACT A

20.81 ACRES

J.T. VANDERHOYA SURVEY

ABSTRACT NO. 560

THE JOHNSON TRACT

KAUFMAN COUNTY, TEXAS

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN THE J.T. VANDERHOYA SURVEY, A-560, KAUFMAN COUNTY, TEXAS, BEING DESCRIBED AS PART OF A CALLED 42.00 ACRE TRACT OF LAND DESCRIBED IN DEED TO LEVELL JOHNSON TRACT, TRUSTEE AND SUCCESSOR TRUSTEES OF THE LEVELL JOHNSON LIVING TRUST, DATED AUGUST 22, 1997 RECORDED IN VOLUME 1371 PAGE 369 OF THE DEED RECORDS KAUFMAN COUNTY, TEXAS (DRKCT). SAID LOT TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 3/8" iron rod found with an orange cap labeled #5244 in the west line of the James C. Anderson III et al 36.00 acre tract recorded in Volume 5905, Page 447, DRKCT, the northeast line Martin and Maria Burke 177.04 acres recorded in Volume 4954, Page 328, DRKCT, the south corner of said 42.00 acre tract and this tract;

THENCE, along the common line of the Burke tract as follows: N 46°30'22" W (Control Line), 1099.99 feet to a fence corner found; N 44°11'58" E, 836.67 feet to a 1/2" iron rod set with a plastic cap labeled # 4207 at the west corner of the Matt C. Webb 21.00 acre tract recorded in Volume 6321, Page 157, DRKCT, the west corner of a 60' Access Easement recorded in Volume 1391, Page 696, the north corner of this tract;

THENCE, S 46°27'56" E, 1068.03 feet along the southwest line of the Webb tract to a 1/2" iron rod set with a plastic cap labeled # 4207 in the northwest line of the Anderson tract, at the east corner of this tract;

THENCE, S 42°00'34" W, 836.14 feet along the northwest line of the Anderson tract to the POINT OF BEGINNING and CONTAINING 20.81 ACRES OF LAND MORE OR LESS.

BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM NORTH CENTRAL ZONE NAD 83

SURVEYOR'S CERTIFICATE

DATE: MAY 9, 2023

TO: JOHNSON

I, Gary L. Hardin, Registered Professional Land Surveyor No. 4207, do hereby certify that the field notes hereon represent the results of a survey made on the ground under my direction and supervision, the lines and dimensions of said property being as indicated. This survey is based on deeds, easements and/or recorded plats and other records when furnished by the client or the client's representative, as well as significant and visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this certification is not a representation of warranty of title or guarantee of ownership. This survey was performed EXCLUSIVELY for the above mentioned parties. 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.



GARY L. HARDIN, RPLS NO. 4207
FIRM REGISTRATION NO. 10114700
W.O.# 2304121 (SEE SURVEY)

