

## LAND TITLE SURVEY

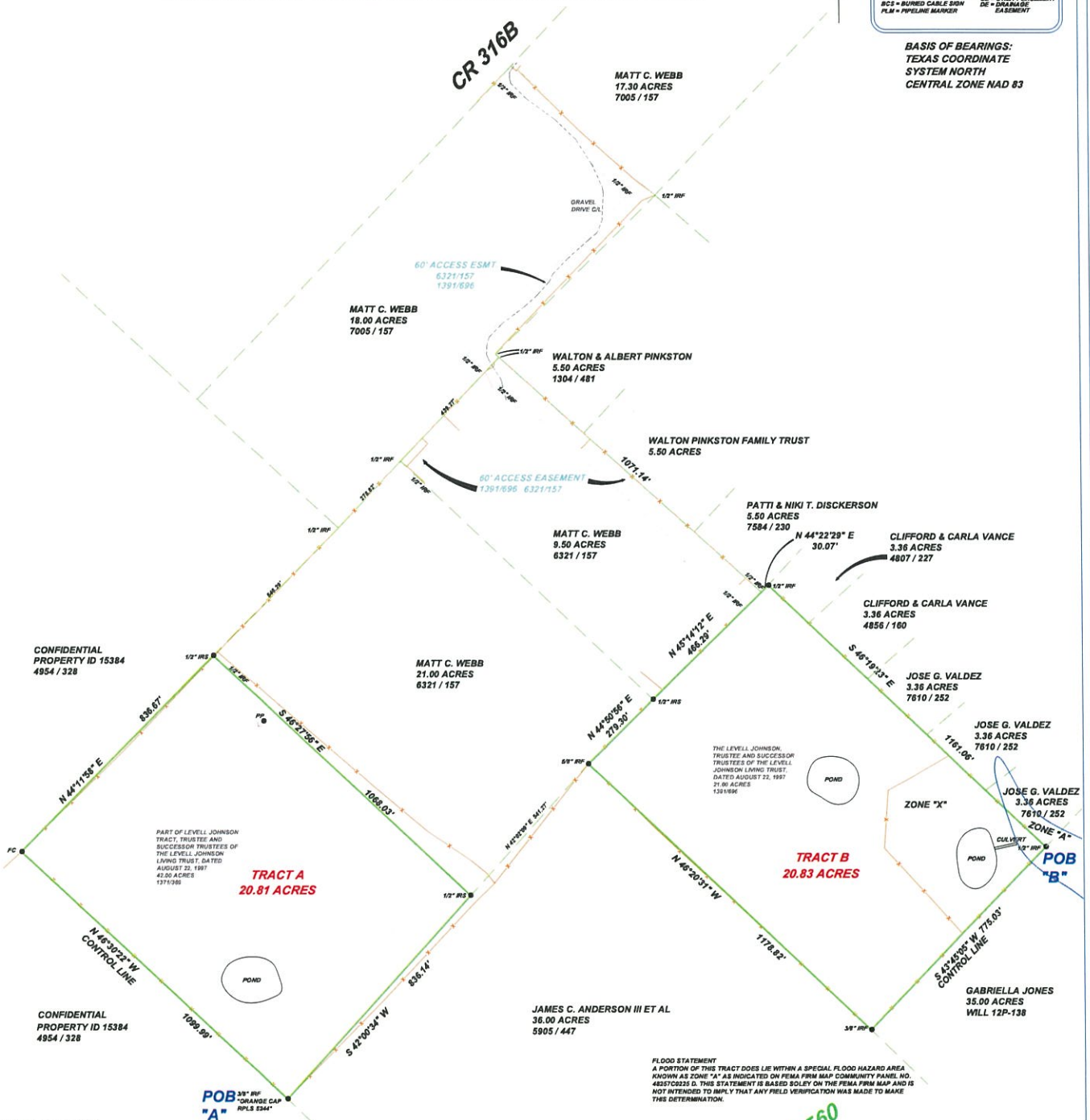
CR 316B, TERRELL, TX 75161

BEING ALL THAT CERTAIN LOT OR PARCEL OF LAND LOCATED IN THE J. 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 TRUST, 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 TRUST, 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  
PP = POWER POLE  
WM = WATER METER  
WV = WATER VALVE  
RWP = ROW ROAD POUND  
RS = ROW ROAD SIGN  
WCAP = 64327  
IPF = IRON PIPE FOUND  
FC = FENCE CORNER FOUND  
BCL = BURIED CABLE SIGN  
PS = PIPELINE MARKER  
TB = TELEPHONE BOX  
LP = LIGHT POLE  
GM = GAS METER  
OB = ELECTRICAL BOX  
PT = PROPANE TANK  
SP = SERVICE POLE  
FH = FIRE HYDRANT  
BUL = BURN LANE  
UE = UTILITY EASEMENT  
DE = DRAINAGE EASEMENT

**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

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, CONFLICTS 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



THIS DETERMINATION:

J.T. VANDERHOYA SURVEY, A-560



DATE PERFORMED: MAY 9, 2023 WORK ORDER # 2304121  
SCALE: 1"= 200 FEET FIELD BY: CS DRAWN BY: TF  
SURVEY PERFORMED FOR: SOUCHERE

FIELD NOTES  
TRACT B

20.83 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 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). SAID LOT TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a ½" iron rod found at the south corner of the Jose G. Valdez 3.36 acre tract recorded in Volume 7610, Page 248, DRKCT, the northwest line of the Gabriella Jones 35.00 acre tract recorded in Volume 784, Page 770, DRKCT, the east corner of this tract;

THENCE, S 43°45'05" W, (Control Line), 775.03 feet along the northwest line of the Jones tract to a 3/8" iron rod found in the northeast line of the James C. Anderson III et al 36.00 acre tract recorded in Volume 5905, Page 447, DRKCT, the south corner of this tract;

THENCE, N 46°20'31" W, 1178.82 feet along the northeast line of the Anderson tract to a 5/8" iron rod found in the southeast line of the Matt C. Webb 21.00 acre tract recorded in Volume 6321, Page 157, DRKCT, the west corner of this tract;

THENCE, N 44°50'56" E, 279.30 feet along the southeast line of the Webb 21.00 acre tract to a ½" iron rod set with a plastic cap labeled # 4207 at the south corner of the Matt C. Webb 9.50 acre tract recorded in Volume 6321, Page 157, DRKCT;

THENCE, N 45°14'12" E, 466.29 feet along the southeast line of the Webb 9.50 acre tract passing the south corner of a 60' Access Easement recorded in Volume 1391, Page 696, DRKCT at a ½" iron rod found at the south corner of the Patti and Niki T. Diskerson 5.50 acre tract recorded in Volume 7584, Page 230, DRKCT;

THENCE, N 44°22'29" E, 30.07 feet along the southeast line of the Diskerson tract to a ½" iron rod found at the west corner of the Clifford and Carla Vance 3.36 acre tract recorded in Volume 4807, Page 227, DRKCT, the north corner of this tract;

THENCE, S 46°19'23" E, 1161.06 feet along the southwest line of the Vance 3.36 acre tract passing the west corners of the following tracts: Clifford and Carla Vance 3.36 acre tract recorded in Volume 4856, Page 160, DRKCT, Jose G. Valdez 3.36 acre tract recorded in Volume 7610, Page 244, Jose G. Valdez 3.36 acre tract recorded in Volume 7610, Page 252 and the above mentioned Jose G. Valdez 3.36 acre tract recorded in Volume 7610, Page 248 to the POINT OF BEGINNING and CONTAINING 20.83 ACRES OF LAND MORE OR LESS.

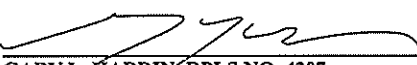
BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM NORTH CENTRAL ZONE NAD 83

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)

