

FIELD NOTE DESCRIPTION OF A 2.99 ACRE TRACT OF LAND LOCATED IN THE J. HOPKINS SURVEY, ABSTRACT 253, BOWIE COUNTY, TEXAS, BEING A PART OF THAT TRACT OF LAND DESCRIBED IN THE GENERAL WARRANTY DEED TO KAREN BURNS, DATED JANUARY 20TH, 2016, RECORDED IN INSTRUMENT NUMBER 2016-00000686 OF THE REAL PROPERTY RECORDS, BOWIE COUNTY, TEXAS. SAID 2.99 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON PIPE FOUND (N: 7234136.69, E: 3144493.66) IN THE EAST RIGHT OF WAY OF U.S. HIGHWAY 259 FOR THE SOUTHWEST CORNER OF THIS TRACT;
THENCE NORTH 17°52'57" EAST 218.79 FEET TO A REINF BAR SET IN THE EAST RIGHT OF WAY OF U.S. HIGHWAY 259 FOR THE NORTHWEST CORNER OF THIS TRACT;
THENCE SOUTH 72°51'13" EAST 558.02 FEET TO A REINF BAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;
THENCE SOUTH 02°48'36" EAST 230.21 FEET TO A FENCE CORNER POST FOR THE SOUTHEAST CORNER OF THIS TRACT;
THENCE NORTH 73°04'03" WEST 639.40 FEET TO THE PLACE OF BEGINNING.

AREA, BEARINGS AND DISTANCES SHOWN ARE BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.

- LEGEND:**
- MONUMENT AS DESCRIBED
 - PROPERTY LINE
 - ADJOINING PROPERTIES
 - FENCE LINE
 - UTILITY POLE
 - ELECTRIC METER
 - AIR CONDITIONER

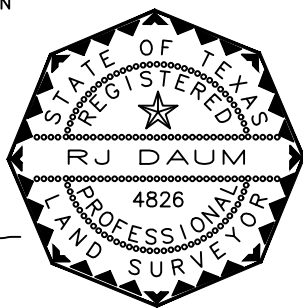
Surveyor Certification

TO THE LIENHOLDERS, KAREN BURNS

(OWNER) OF THE PREMISES AND TO THE ISSUING TITLE INSURANCE UNDERWRITER: THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THERE ARE NO KNOWN DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS-OF-WAY, EXCEPT AS SHOWN HEREON.

DATED THIS 5TH DAY OF JUNE, 2023


RJ DAUM
TEXAS RPLS 4826



NOTES:

AREA, BEARINGS AND DISTANCES SHOWN ARE GRID BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF TITLE COMMITMENT. NOT ALL EASEMENTS OR MATTERS OF TITLE MAY BE SHOWN.

THIS SURVEY DOES NOT GUARANTEE OWNERSHIP.

MONUMENTS ARE A 1/2" REINFORCING BAR SET WITH PLASTIC CAP STAMPED "SCHUMANN" UNLESS OTHERWISE NOTED.



412 BROADWAY AVENUE
MAUD, TEXAS 75567

SCHUMANN
A LATERAL LAND COMPANY

LAND SURVEYING
TEXAS FIRM No. 10149500

(903) 417-2914

SURVEY

A 2.99 ACRE TRACT OF LAND,
LOCATED IN THE,
J. HOPKINS SURVEY,
ABSTRACT 253,
BOWIE COUNTY, TEXAS

SCALE: 1" = 150'

PROJECT: 79510
JOB NO.: 79510