

King Title Company
Effective Date: October 29, 2020
Issued Date: October 29, 2020
D.P. No.: 20-34104

**Block No. 5, Ross Addition
City of Dublin, Erath County, Texas**

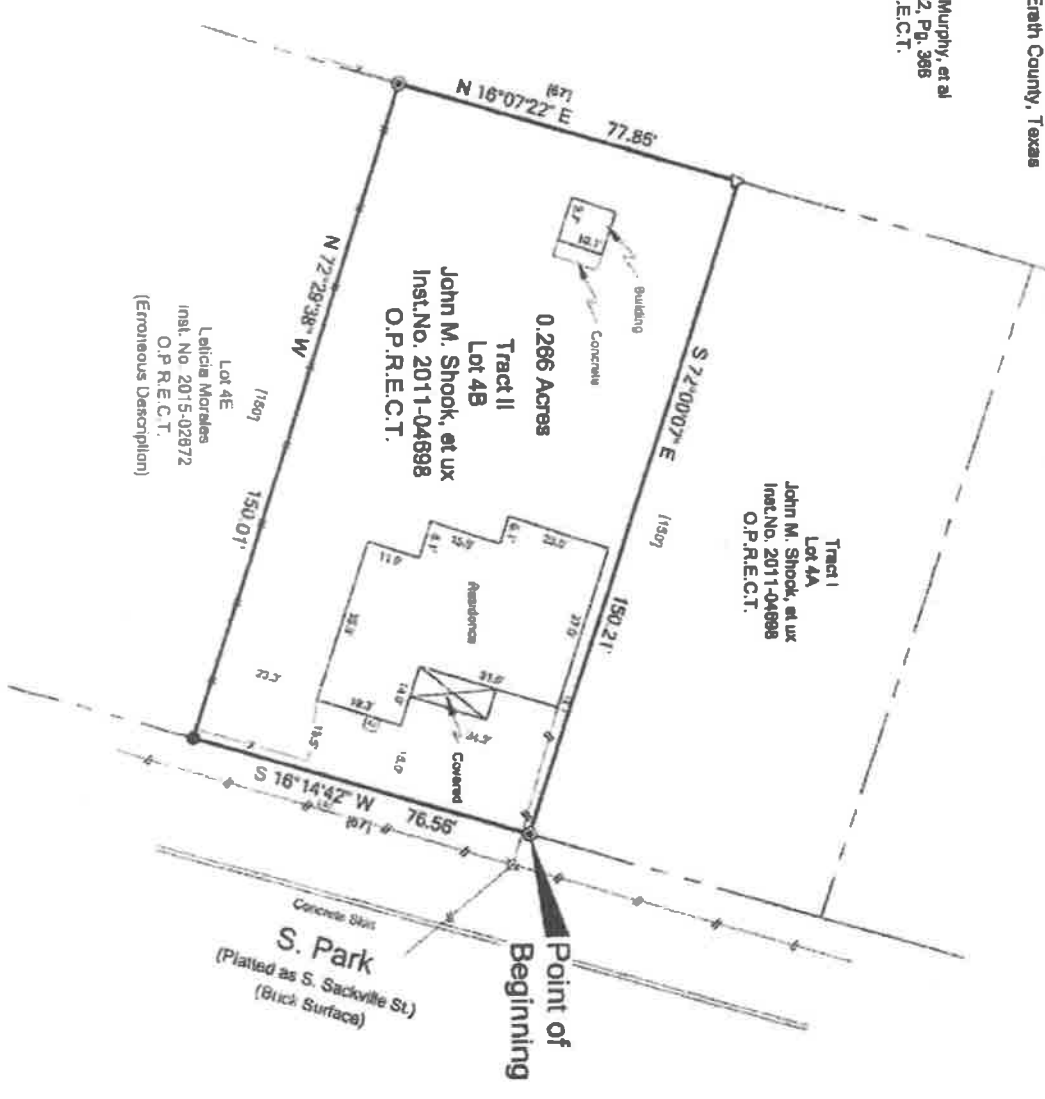
Clarence Murphy, et al
Vol. 882, Pg. 368
D.R.E.C.T.

LEGEND

- Found 1" Hex Bolt (Control Monument)
- ⊙ Found 3/4" Pipe (Control Monument)
- △ Round Concrete Monument (Control Monument)
- ⊠ Electric Meter
- ⊞ Gas Meter
- ⌵ Power Pole
- Ⓢ Water Meter
- Ⓢ Dead Records, Erath County, Texas
- Ⓢ Official Public Records, Erath County, Texas
- Ⓢ Record Information

NOTES:

1. Bearings, distances and acreage are given, MADS State Plane Coordinate System, Texas North Central Zone 4202.
2. The utilities shown on this survey are based upon values above ground evidence. Underground facilities have not been verified. There may be additional utilities that State 2d Land Surveying LLC has not been advised of.
3. Underground utilities, pipelines, sprinkler systems, valves, boxes and/or sprinkler heads that may exist, are not shown hereon.
4. Record easements, reservations and/or covenants are shown as shown hereon. Easements and/or covenants are shown as shown hereon. Easements and/or covenants are shown as shown hereon.
5. By graphic plotting only, the subject property appears to be within F.E.M.A. Zone X (Doubt Areas) defined as areas determined to be outside the 0.2% annual chance floodplain according to the Flood Insurance Rate Map Panel Number 48142C0550D, having an effective date of November 16, 2011. The surveyor makes no guarantee to the accuracy of said F.E.M.A. Flood Insurance Rate Map.



DESCRIPTION

BEING 0.266 acres of land and being all of Lot 4B, Block No. 5, Ross Addition to the City of Dublin, Erath County, Texas, being the same as of and to be known as "Tract II in 2" shown to John M. Shook, et ux recorded in Instrument No. 2011-04698 of the Official Public Records of Erath County, Texas (O.P.R.E.C.T.), being more particularly described as follows: BEGINNING at a 3/4" pipe (control monument) found for a common corner between said Lot 4B and Lot 4A, of said Block No. 5, same being a common corner between said Shook tract and a tract of land described as Tract I in a deed to John M. Shook, et ux recorded in Instrument No. 2011-04698 of said O.P.R.E.C.T., said point being located in the West line of S. Park; THENCE South 16°14'42" West, 76.56' along the common line between said Lot 4B and S. Park, same being the East line of said Shook tract to a 1" Hex Bolt (control monument) found for a common corner between said Lot 4B and 4E, same being a common corner between said Shook tract and Mortimer tract, said point being located at the East line of Lot 4E, of said Block No. 5 and a tract of land described in Volume 882, Page 368 of the Official Public Records of Erath County, Texas; THENCE North 16°07'22" East, 77.85' along the common line between said Lot 4B and 4E, same being the common line between said Shook tract and Mortimer tract to a 3/4" pipe (control monument) found for a common corner between said Lot 4B and 4E, same being a common corner between said Shook tract and Mortimer tract, said point being located at the East line of Lot 4E, of said Block No. 5 and a tract of land described in Volume 882, Page 368 of the Official Public Records of Erath County, Texas; THENCE South 72°00'07" East, 150.21' along the common line between said Lot 4B and 4A, same being a common corner between said Shook tract and a tract of land described as Tract I in a deed to John M. Shook, et ux recorded in Instrument No. 2011-04698 of said O.P.R.E.C.T.; THENCE South 72°00'07" East, 150.21' along the common line between said Lot 4B and 4A, same being a common corner between said Shook tract and a tract of land described as Tract I in a deed to John M. Shook, et ux recorded in Instrument No. 2011-04698 of said O.P.R.E.C.T.; BEING 0.266 acres of land.