

E. DEAN SURVEY
ABSTRACT NO. 354
PARKER COUNTY, TEXAS

JONATHAN & SUSAN BLACKBURN
VOL. 2571. PG. 1978

435562 SQ. FT.
10.00 ACRES

LONE STAR ROAD
EDGE

EDGE OF PAVEMENT

GRAVEL DRIVE

WELL

1 STORY BRICK
RESIDENCE
10537 LONE STAR ROAD

IMA M. COURTNEY

DOY E. & DARLENE P. LEATHERMAN
VOL. 1441. PG. 494

BALANCE OF 16.80 ACRE TRACT CONVEYED TO
JONATHAN & SUSAN BLACKBURN
VOL. 2571. PG. 1978

EXPOSED
GAS LINE

RIVERS SURVEYING, INC.
SINCE 1976
LAND SURVEYORS
P.O. BOX 1447 • 139 CROWLEY LANE
MINERAL WELLS, TEXAS 76066
940-325-8613
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SCALE: 1" = 100'

LEGEND

TRACT BOUNDARY

CONTROL MONUMENT

SET MONUMENT

REFERENCE LINE

OVERMEAD FOMEN, LIME

CONFIDENTIAL

INSET 1 - 30°

LEGAL DESCRIPTION/CERTIFICATION

TO ALL PARTIES INTERESTED IN THE PREMISES SURVEYED AT 10537 LONE STAR ROAD, PARKER COUNTY, TEXAS:

BEING 10.00 acres out of the E. Dean Survey, Abstract No. 354, Parker County, Texas and being that certain tract conveyed to Jonathan and Susan Blackburne by deed recorded in Volume 2571, Page 1978 of the Real Records of Parker County, Texas and being more particularly described as follows:

BEGINNING at a wood fence post, found in place, said point being the Southeast corner of the Whitt Cemetery and being by deed call - S 01D 06' 05" E, 714.50 feet from a fence corner at or near the Northwest corner of the C. Dodson Survey, Abstract No. 404, for the Northeast corner of this tract;

THENCE S 01D 50' 36" E, generally along an existing fence, a distance of 810.83 feet to a ½ inch iron rod, set, for the Southeast corner of this tract;

THENCE N 61D 41' 12" W, a distance of 942.30 feet to a ½ inch iron rod, set, on the East line of Lone Star Road for the Southwest corner of this tract;

THENCE N 26D 33' 26" E, generally along an existing fence and along and with the East line of said Lone Star Road, a distance of 245.84 feet to a fence post, found in place, for an angle point of this tract;

THENCE N 54D 46' 39" E, along and with the East line of said Lone Star Road, a distance of 65.53 feet to a point, for an angle point of this tract;

THENCE N 46D 27' 43" E, along and with the East line of said Lone Star Road, a distance of 151.65 feet to a fence post, found in place, for the Northwest corner of this tract;

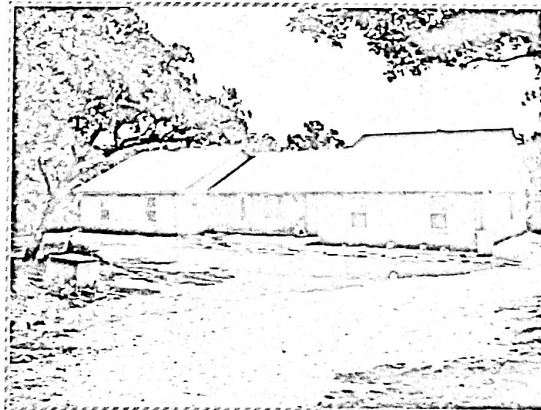
THENCE N 89D 51' 20" E, generally along an existing fence and along and with the South line of said Whitt Cemetery, a distance of 530.11 feet to the place of beginning and containing 10.00 acres.

SURVEYOR'S CERTIFICATE

I, B.F. Rivers, Registered Professional Land Surveyor No. 2190, State of Texas, hereby certify that (a) this plat of survey and the property description set forth hereon are true and correct prepared from an actual on-the-ground survey of the real property shown hereon; (b) such survey was conducted by the surveyor, or under his direct supervision; (c) the survey plat shows all easements of which the surveyor has been advised or of which he has legal notice; (d) except as shown hereon, there are no encroachments onto the property or protrusions therefrom, there are no visible easements or rights-of-way on the property and there are no visible discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of any improvements if shown hereon, are located within the boundaries of the property and set back from the property line the distances indicated; (f) the distance from the nearest street or road is shown; (g) the property has access to and from a public roadway; (h) the survey was made and staked on the ground and the property corners are marked with permanent monuments; (i) the boundaries, dimensions and other details shown hereon are true and correct; (j) *this property does not appear to be located in a 100 year flood hazard area* in accordance with the document entitled "Flood Insurance Rate Maps, Parker County, Texas", Panel No 480520 0025 B, dated September 27, 1991; (k) this survey does not constitute a title search by the surveyor and the surveyor has made no independent investigation or search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current title search may disclose; (l) no excavations were made to locate underground facilities and neither subsurface nor environmental conditions were examined or considered as a part of this survey and no statement is made concerning the existence of underground containers, facilities or environmental conditions that may affect the use or development of this property.

Performed this 12th day of June, 2008.

B.F. Rivers, M.S., P.E., R.P.L.S.
No. 2190, State of Texas



RESIDENCE AT 10537 LONE STAR ROAD

RIVERS SURVEYING, INC.

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