

SURVEY PLAT COPYRIGHT DATE 6-24-2023



BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN ELLIS COUNTY, TEXAS, AND BEING OUT OF THE JOSE LUIS CHERINO SURVEY, ABSTRACT NO. 191, ELLIS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 52.028 ACRE TRACT OF LAND AS CONVEYED TO JIMMY W. POGUE AS RECORDED IN VOLUME 717 PAGE 531 OF THE DEED RECORDS OF ELLIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE APPROXIMATE CENTERLINE OF A COUNTY ROAD, JUDY'S LANE, AND THE NORTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 77;
THENCE FOLLOWING THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY NO. 77 THE FOLLOWING COURSES AND DISTANCES:

S44°20'20"W PASSING A 1/2" STEEL ROD SET FOR REFERENCE AT 20.0 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 253.70 FEET TO A WOOD HIGHWAY MONUMENT FOUND FOR CORNER; (DEED - S45°01'10"W, 253.35')
S45°10'39"E A DISTANCE OF 10.00 FEET TO A 1/2" STEEL ROD SET FOR CORNER; (DEED - S44°58'50"E, 10.0')
S44°25'04"W A DISTANCE OF 272.10 FEET TO A 1/2" STEEL ROD FOUND FOR CORNER; (DEED - S45°01'10"W 272.00') TO THE BEGINNING OF A CURVE TO THE LEFT WHOSE RADIUS IS 5769.60 FEET;
THENCE WITH SAID CURVE TO THE LEFT AN ARC DISTANCE OF 531.12 FEET TO A POINT FOR CORNER UNDER WATER THIS DAY AND WHOSE CHORD BEARS S41°46'51"W A DISTANCE OF 530.95 FEET;
N50°48'02"W A DISTANCE OF 60.0 FEET TO A POINT FOR CORNER UNDER WATER THIS DAY, (DEED - N50°15'37"W, 60.0')
SAID POINT IS IN A NON TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 5829.58 FEET;
THENCE WITH SAID CURVE TO THE LEFT AN ARC DISTANCE OF 165.54 FEET TO A 1/2" STEEL ROD SET FOR CORNER, WHOSE CHORD BEARS S38°52'27"W A DISTANCE OF 165.55 FEET;
THENCE LEAVING SAID RIGHT OF WAY LINE, N51°53'23"W A DISTANCE OF 384.35 FEET TO A 1/2" STEEL ROD SET FOR CORNER;
THENCE N41°28'36"E, PASSING AT A DISTANCE OF 1370.95 FEET A 1/2" STEEL ROD SET FOR REFERENCE AND CONTINUING FOR A TOTAL DISTANCE OF 1390.95 FEET IN THE APPROXIMATE CENTERLINE OF A COUNTY ROAD, CALLED JUDY'S LANE;
THENCE S30°59'05"E, WITH THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD, A DISTANCE OF 477.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.00 ACRE OF LAND, MORE OR LESS.

NOTE: EASEMENTS RECORDED IN VOLUME 206 PAGE 491
VOLUME 206 PAGE 496
VOLUME 207 PAGE 12 AND
VOLUME 211 PAGE 301 D.R.E.C.T.
DO NOT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AFFECT THE ABOVE DESCRIBED PROPERTY.

NOTE: EASEMENTS RECORDED IN VOLUME 299 PAGE 42 AND
VOLUME 299 PAGE 58 D.R.E.C.T.
ARE BLANKET EASEMENTS.

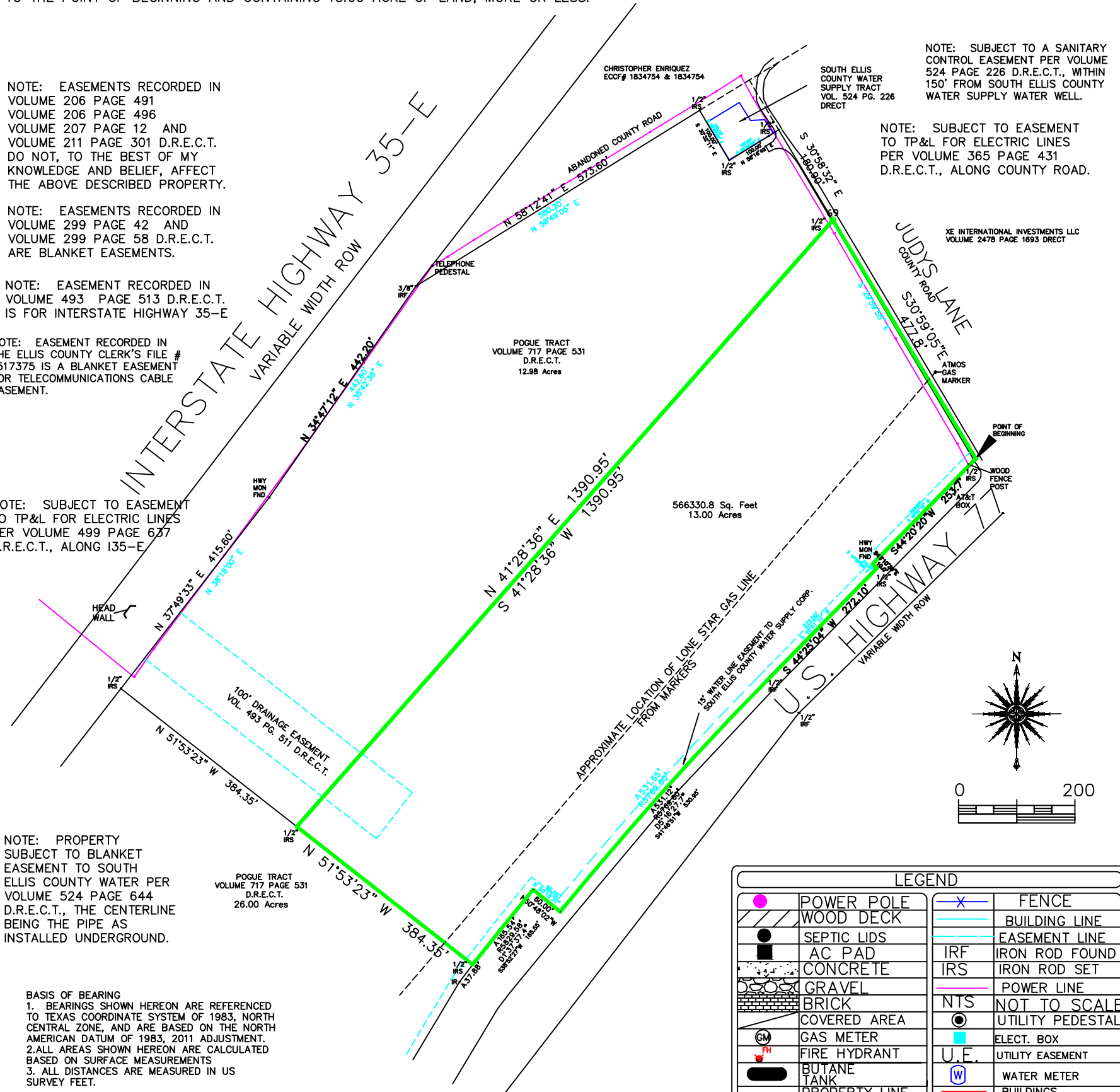
NOTE: EASEMENT RECORDED IN VOLUME 493 PAGE 513 D.R.E.C.T.
IS FOR INTERSTATE HIGHWAY 35-E

NOTE: EASEMENT RECORDED IN THE ELLIS COUNTY CLERK'S FILE # 1517375 IS A BLANKET EASEMENT FOR TELECOMMUNICATIONS CABLE EASEMENT.

NOTE: SUBJECT TO EASEMENT TO TP&L FOR ELECTRIC LINES PER VOLUME 499 PAGE 637 D.R.E.C.T., ALONG I35-E

NOTE: PROPERTY SUBJECT TO BLANKET EASEMENT TO SOUTH ELLIS COUNTY WATER PER VOLUME 524 PAGE 644 D.R.E.C.T., THE CENTERLINE BEING THE PIPE AS INSTALLED UNDERGROUND.

BASIS OF BEARING
1. BEARINGS SHOWN HEREON ARE REFERENCED TO TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
2. ALL AREAS SHOWN HEREON ARE CALCULATED BASED ON SURFACE MEASUREMENTS
3. ALL DISTANCES ARE MEASURED IN US SURVEY FEET.




NOTE: SUBJECT TO A SANITARY CONTROL EASEMENT PER VOLUME 524 PAGE 226 D.R.E.C.T., WITHIN 150' FROM SOUTH ELLIS COUNTY WATER SUPPLY WATER WELL.

NOTE: SUBJECT TO EASEMENT TO TP&L FOR ELECTRIC LINES PER VOLUME 365 PAGE 431 D.R.E.C.T., ALONG COUNTY ROAD.

XE INTERNATIONAL INVESTMENTS LLC VOLUME 2478 PAGE 1693 DRECT

LEGEND			
	POWER POLE		FENCE
	WOOD DECK		BUILDING LINE
	SEPTIC LIDS		EASEMENT LINE
	AC PAD		IRON ROD FOUND
	CONCRETE		IRON ROD SET
	GRAVEL		POWER LINE
	BRICK		NOT TO SCALE
	COVERED AREA		UTILITY PEDESTAL
	GAS METER		ELECT. BOX
	FIRE HYDRANT		UTILITY EASEMENT
	BUTANE TANK		WATER METER
	PROPERTY LINE		BUILDINGS



JIMMY W. POGUE, INC.
"Registered Professional Land Surveyors"
FIRM NO. 101219-00

2106 N Highway 67 (214) 371-0666
Midlothian, Texas 76065 (214) 371-9900 Fax
Jimmilyn D. Woodard R.P.L.S. No. 5398

G.F. Number: 023-57907	Title Company: TOWN SQUARE TITLE
Certified to: JOSE CERVANTES	
Job Number: 42358-C	Date: 6-24-2023

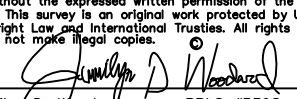
"A professional company operating in your best interest"

ACCEPTED BY: _____

I, Jimmilyn D. Woodard, Registered Professional Land Surveyor of the State of Texas, do certify that this Survey Plat is a representation of the property shown hereon as determined by a survey on the ground. The lines and dimensions of said property being as indicated by the plat; The size, location and type of above ground improvements are as shown. Corner monuments are as shown on survey. THERE ARE NO ABOVE GROUND ENCROACHMENTS OR ABOVE GROUND PROTRUSIONS.

This survey makes no judgements as to the ownership of the property, only that the property exist on the ground as shown and surveyed from a description provided to the surveyor.

This Survey was performed exclusively for the parties shown hereon and is licensed for a single use. This Survey remains the property of the Jimmy W. Pogue, Inc. Unauthorized reuse is not permitted without the expressed written permission of the President of company. This survey is an original work protected by United States Copyright Law and International Trusts. All rights reserved. Do not make illegal copies.


 Jimmilyn D. Woodard RPLS #5398
THIS SURVEY VALID WITH EMBOSSED SEAL AND ORIGINAL SIGNATURE IN RED INK

