

SURVEY PLAT COPYRIGHT DATE 6-29-2020

BEING A 5.62 ACRE TRACT OF LAND SITUATED IN THE JOSEPH STEWART SURVEY, ABSTRACT NO. 961, ELLIS COUNTY, TEXAS, AND BEING A PART OF A CALLED 110 ACRE TRACT OF LAND CONVEYED TO J.R. ROGERS AND WIFE, AROMA PEAR ROGERS BY DEED RECORDED IN VOLUME 343 PAGE 473, DEED RECORDS OF ELLIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A HIGHWAY MONUMENT FOUND IN THE PRESENT NORTHEAST LINE OF W. U.S. HIGHWAY 287 (VARIABLE WIDTH RIGHT OF WAY), SAME BEING THE MOST NORTHERLY WEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO WENDELL G. WILSON, ET AL BY DEED RECORDED IN VOLUME 1047 PAGE 663, DEED RECORDS OF ELLIS COUNTY, TEXAS:

THENCE ALONG THE NORTHEAST LINE OF W. U.S. HIGHWAY 287 THE FOLLOWING:

N68°46'54"W A DISTANCE OF 78.51 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED "SHIELDS AND LEE" FOUND FOR CORNER;

THENCE N71°30'09"W A DISTANCE OF 6.67 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED "SHIELDS AND LEE" FOUND FOR CORNER;

THENCE N50°04'02"W A DISTANCE OF 440.65 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE N12°19'15"W A DISTANCE OF 41.62 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE N29°08'39"E A DISTANCE OF 46.47 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED "SHIELDS AND LEE" FOUND FOR CORNER AT A HIGH BANK OF CREEK;

THENCE WITH HIGH BANK OF CREEK AS FOLLOWS:

N47°03'01"E A DISTANCE OF 219.51 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED "SHIELDS AND LEE" FOR CORNER;

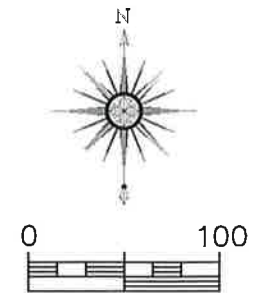
THENCE S57°17'26"E A DISTANCE OF 229.85 FEET TO A POINT FOR CORNER;

THENCE N84°40'55"E A DISTANCE OF 141.96 FEET TO A POINT FOR CORNER;

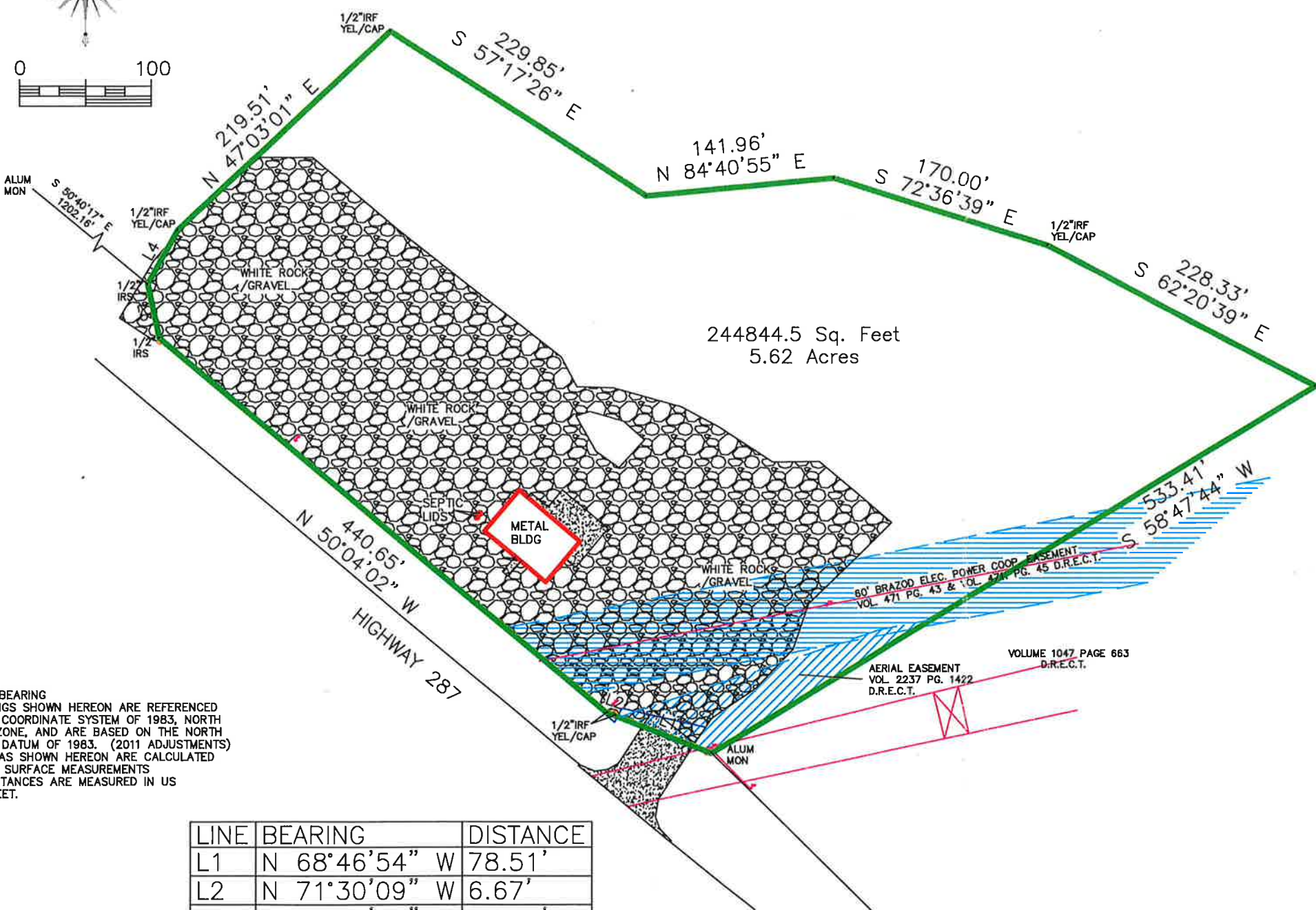
THENCE S72°36'39"E A DISTANCE OF 170.00 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED "SHIELDS AND LEE" FOUND FOR CORNER;

THENCE S62°20'39"E A DISTANCE OF 228.33 FEET TO A POINT FOR CORNER ON THE NORTHWEST LINE OF AFOREMENTIONED WILSON TRACT;

THENCE S58°47'44"W LEAVING SAID HIGH BANK AND ALONG THE NORTHWEST LINE OF SAID WILSON TRACT, A DISTANCE OF 533.41 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5.62 ACRES OF LAND MORE OR LESS.



VOLUME 661 PAGE 307
VOLUME 661 PAGE 310
D.R.E.C.T.



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 ADJUSTMENTS)
2. ALL AREAS SHOWN HEREON ARE CALCULATED BASED ON SURFACE MEASUREMENTS
3. ALL DISTANCES ARE MEASURED IN US SURVEY FEET.

LINE	BEARING	DISTANCE
L1	N 68°46'54" W	78.51'
L2	N 71°30'09" W	6.67'
L3	N 12°19'15" W	41.62'
L4	S 29°08'39" W	46.47'

LEGEND			
	POWER POLE		FENCE
	WOOD DECK		BUILDING LINE
	CONCRETE		EASEMENT LINE
	GRAVEL		IRON ROD FOUND
	BRICK		IRON ROD SET
	ASPHALT		P.W.L. POWER LINE
	ROCK		P.B. POWER BOX
	PROPERTY LINE		IMPROVEMENTS

SURVEY PERFORMED FROM DESCRIPTION PROVIDED BY ALLAN MCKEEVER
I DID NOT SEARCH THE RECORDS FOR EASEMENTS OR RECORD TITLE. ALL INTERESTED PARTIES SHOULD EMPLOY A TITLE AND ABSTRACT COMPANY TO DETERMINE EASEMENTS RECORD TITLE, AND OWNERSHIP OF PROPERTY.

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

2106 N. Highway 87 (214) 371-0666 Voice
Midlothian Texas 76065 (214) 371-9900 Fax

Jimmilyn D. Woodard R.P.L.S. No. 5398

G.F. Number:	Title Company:
Certified to: <u>ALLAN MCKEEVER</u>	
Job Number: 127768	Date: 6-29-2020

"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. EXCEPT 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 Treaties. All rights reserved. Do not make illegal copies.

Jimmilyn D. Woodard RPLS #5398
THIS SURVEY VALID WITH EMBOSSED SEAL