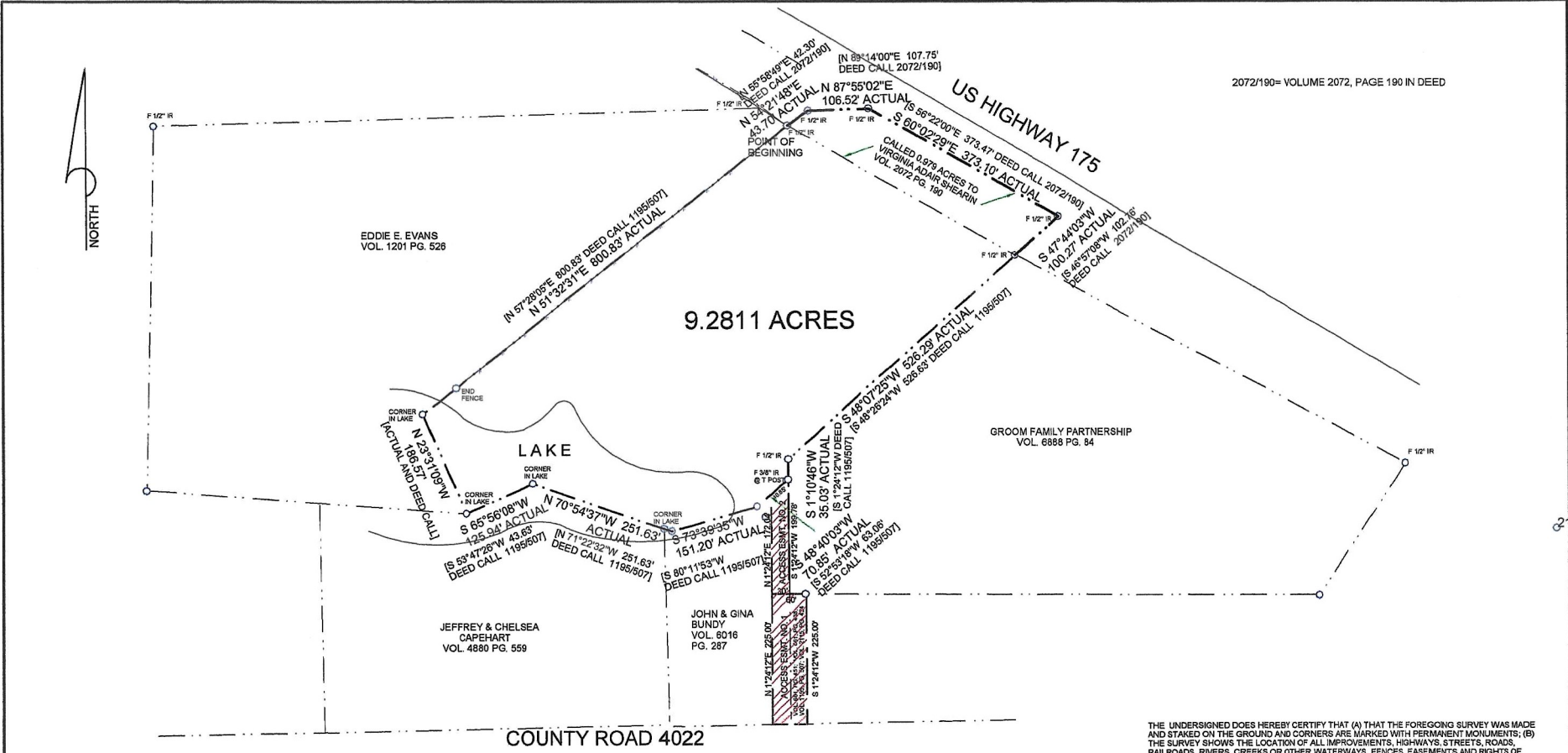


2072/190= VOLUME 2072, PAGE 190 IN DEED



ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND, PART OF THE GREGORIO YBARBO SURVEY, ABSTRACT NO. 607, KAUFMAN COUNTY, TEXAS, PART OF THAT CERTAIN TRACT NO. 1, CALLED 55.535 ACRES CONVEYED TO GEORGE BECKER, TRUSTEE, BY FRANK MAGURES, ET UX ON APRIL 15, 1973, AND RECORDED IN VOLUME 570, PAGE 301, AND ALL OF A CALLED 0.979 ACRE TRACT CONVEYED TO VIRGINIA ADAIR SHEARIN IN VOLUME 2072, PAGE 190 OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS, AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE NORTHEAST LINE OF THE ABOVE MENTIONED 55.535 ACRE TRACT, IN THE SOUTHWEST LINE OF THE CALLED 0.979 ACRE SHEARIN TRACT AND BEING SOUTH 60 DEGREES 08 MINUTES 47 SECONDS EAST, 40.00 FEET FROM THE NORTHEAST CORNER OF SAID 55.535 ACRE TRACT;

THENCE NORTH 54 DEGREES 21 MINUTES 48 SECONDS EAST, 43.70 FEET TO A FOUND 1/2 INCH IRON ROD AT AN ANGLE POINT;

THENCE NORTH 87 DEGREES 55 MINUTES 02 SECONDS EAST, 106.52 FEET TO A FOUND 1/2 INCH IRON ROD IN THE SOUTHWEST RIGHT OF WAY OF U. S. HIGHWAY 175;

THENCE SOUTH 60 DEGREES 02 MINUTES 29 SECONDS EAST, WITH SAID RIGHT-OF-WAY LINE, 373.10 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 47 DEGREES 44 MINUTES 03 SECONDS WEST, 100.27 FEET TO A FOUND 1/2 INCH IRON ROD;

THENCE SOUTH 48 DEGREES 07 MINUTES 25 SECONDS WEST, 528.29 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 01 DEGREES 10 MINUTES 46 SECONDS WEST, 35.03 FEET TO A 3/8 INCH IRON ROD FOUND AT A T POST FOR CORNER;

THENCE SOUTH 48 DEGREES 40 MINUTES 03 SECONDS WEST, 70.85 FEET TO A POINT IN A WASHOUT;

THENCE SOUTH 73 DEGREES 39 MINUTES 35 SECONDS WEST, 151.20 FEET TO A POINT IN A LAKE;

THENCE NORTH 70 DEGREES 54 MINUTES 37 SECONDS WEST, 251.63 FEET TO A POINT IN A LAKE;

THENCE SOUTH 65 DEGREES 56 MINUTES 08 SECONDS WEST, 125.94 FEET TO A POINT IN A LAKE;

THENCE NORTH 23 DEGREES 31 MINUTES 09 SECONDS WEST, 186.57 FEET TO A POINT IN A LAKE;

THENCE NORTH 51 DEGREES 32 MINUTES 31 SECONDS EAST, 800.83 FEET TO THE PLACE OF BEGINNING AND CONTAINING 9.2811 ACRES OF LAND.

ACCESS EASEMENT NO. 1

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND, PART OF THE GREGORIO YBARBO SURVEY, ABSTRACT NO. 607, KAUFMAN COUNTY, TEXAS, PART OF THAT CERTAIN CALLED 55.535 ACRE TRACT CONVEYED TO GEORGE BECKER, TRUSTEE, BY FRANK MAGURES, ET UX, ON APRIL 15, 1973, AND RECORDED IN VOLUME 570, PAGE 301, OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS, AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOR CORNER IN THE SOUTH LINE OF THE ABOVE MENTIONED 55.535 ACRE TRACT, IN THE CENTERLINE OF COUNTY ROAD 4022 AND BEING IN THE SOUTHEAST CORNER OF THE JOHN AND GINA BUNDY TRACT RECORDED IN VOLUME 6016, PAGE 287;

THENCE NORTH 01 DEGREE 24 MINUTES 12 SECONDS EAST, A DISTANCE OF 225.00 FEET;

THENCE SOUTH 88 DEGREES 35 MINUTES 48 SECONDS EAST, 60.00 FEET;

THENCE SOUTH 01 DEGREE 24 MINUTES 12 SECONDS WEST, A DISTANCE OF 225.00 FEET TO THE CENTERLINE OF COUNTY ROAD 4022;

THENCE NORTH 88 DEGREES 35 MINUTES 49 SECONDS WEST, WITH SAID SOUTH LINE AND WITH SAID CENTERLINE, A DISTANCE OF 60.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.310 OF AN ACRE OF LAND.

ACCESS EASEMENT NO. 2

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, PART OF THE GREGORIO YBARBO SURVEY, ABSTRACT NO. 607, KAUFMAN COUNTY, TEXAS, PART OF THAT CERTAIN 10.986 ACRE TRACT DESCRIBED IN A CONTRACT OF SALE AND PURCHASE FROM THE VETERAN LAND BOARD OF TEXAS TO STANLEY ADAIR JONES, DATED AUGUST 21, 1978, AND RECORDED IN VOLUME 681, PAGE 451 OF THE DEED RECORDS OF KAUFMAN COUNTY, TEXAS AND BEING A 30.0 FT. ROAD EASEMENT MORE COMPLETELY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE NORTHWEST CORNER OF THE CHARLES AND DAVELYN LUBBECK TRACT RECORDED IN VOLUME 3807, PAGE 170;

THENCE NORTH 88 DEGREES 35 MINUTES 48 SECONDS WEST, WITH THE SOUTH LINE OF THE GROOM FAMILY PARTNERSHIP TRACT RECORDED IN VOLUME 6888, PAGE 84, 30.00 FT.;

THENCE NORTH 01 DEGREE 24 MINUTES 12 SECONDS EAST, A DISTANCE OF 172.04 FEET;

THENCE NORTH 48 DEGREES 40 MINUTES 03 SECONDS EAST, A DISTANCE OF 40.85 FEET TO A 3/8 INCH IRON ROD;

THENCE SOUTH 01 DEGREE 24 MINUTES 12 SECONDS WEST, WITH SAID SOUTHERLY EAST LINE, A DISTANCE OF 89.78 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.128 OF AN ACRE OF LAND.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT (A) THAT THE FOREGOING SURVEY WAS MADE AND STAKED ON THE GROUND AND CORNERS ARE MARKED WITH PERMANENT MONUMENTS; (B) THE SURVEY SHOWS THE LOCATION OF ALL IMPROVEMENTS, HIGHWAYS, STREETS, ROADS, RAILROADS, RIVERS, CREEKS OR OTHER WATERWAYS, FENCES, EASEMENTS AND RIGHTS OF WAY ON OR CONTIGUOUS TO THE PROPERTY WITH ALL EASEMENTS AND RIGHTS OF WAY REFERENCED TO THEIR RECORDING INFORMATION; (C) THERE ARE NO DISCREPANCIES OR CONFLICTS IN BOUNDARIES OR VISIBLE ENCROACHMENTS, EXCEPT AS SHOWN ON THE SURVEY; (D) THE SURVEY SETS FORTH THE DIMENSIONS AND TOTAL AREA OF THE PROPERTY.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE FOR A ONE TIME CLOSING WITH GF NUMBER AND TITLE COMPANY AS SHOWN HEREON AND THE UNDERSIGNED SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN THAT FOR WHICH SAID SURVEY WAS ORIGINALLY PREPARED. SURVEY VALID ONLY WITH ORIGINAL SIGNATURE SIGNED IN RED INK.

I CERTIFY THAT THIS PROPERTY LIES IN ZONE X OF THE FLOOD PLAIN PER F.E.M.A. COMMUNITY PANEL # 48257C04750 WHICH IS AREAS NOT IN THE 100 YEAR FLOOD PLAIN.

ANY REFERENCE TO FLOOD PLAIN ON THIS SURVEY IS AN ESTIMATE, BASED ON DATA AVAILABLE AND IS NOT TO BE CONSIDERED AS A DETERMINATION OF THE FLOODING POTENTIAL OF THIS PROPERTY.

RESTRICTIONS IN VOL. 661, PG. 438; VOL. 661, PG. 451

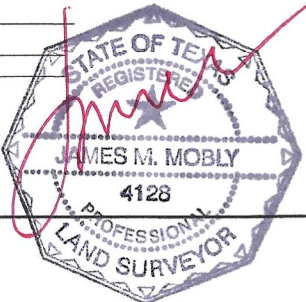
THE FOLLOWING DO NOT AFFECT:
VOL. 351, PG. 481; VOL. 384, PG. 343; VOL. 357, PG. 93

BASIS OF BEARINGS ARE ACTUAL GPS READINGS [TRUE NORTH]

TITLE COMPANY: INDEPENDENCE TITLE

ACCEPTED BY: _____

DATE: _____



MOBLY AND ASSOCIATES, LLC
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GUN BARREL CITY, TX 75156
469-853-3782 RPLS 4128
FIRM NO. 10193765 MOBANDASSOC@GMAIL.COM

GF NUMBER
2249543-MODA

SCALE
1"=100'

DATE
11-10-2022

FILE NUMBER
22-369

SHEET NUMBER
1

OF 1 SHEETS

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