

LEGAL DESCRIPTION

BEING a portion of Lot 40R, Cresson Ranch Estates, an addition to Johnson County, Texas according to the plat recorded in Volume 8, Page 708 of the Plat Records of Johnson County, Texas and more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod found at the Southwest corner of said Lot 40R being the Southwest corner of Lot 1, Cresson Ranch Estates, an addition to Johnson County, Texas according to the plat recorded in Volume 8, Page 708 of the Plat Records of Johnson County, Texas and lying in the North-right-of-way line of F. M. 917 (a 100-foot wide right-of-way);

THENCE along the common boundary line between said Lot 1 and said Lot 40R as follows:

N 29° 53' 53" W, 423.12 feet to a 5/8-inch iron rod found with yellow plastic cap stamped "KSC 4019";

N 60° 20' 55" E, 86.71 feet to a 5/8-inch iron rod found;

N 29° 53' 53" W, 1897.46 feet to a 5/8-inch iron rod found with yellow plastic cap stamped "KSC 4019" at the Northwest corner of aforesaid Lot 40R lying in the Southern boundary line of Lot 31, aforesaid Cresson Ranch Estates;

THENCE N 56° 54' 10" E, 1655.43 feet along the common boundary line between said Lot 31 and said Lot 40R to a 1/2-inch iron rod found with yellow plastic cap stamped "AREA" at the Northwest corner of said Lot 40R being the Northwest corner of Lot 32-21, Cresson Ranch Estates, an addition to Johnson County, Texas according to the plat recorded in Volume 10, Page 521 of the Plat Records of Johnson County, Texas;

THENCE S 33° 03' 00" E, at 80.48 feet passing a 1/2-inch iron rod found at the Northwest corner of Lot 32-22, said Cresson Ranch Estates, at 199.84 feet passing a 1/2-inch iron rod found at the Northwest corner of Lot 33R, said Cresson Ranch Estates, at 399.97 feet passing a 5/8-inch iron rod found with yellow plastic cap stamped "BOUNDARY MARK", at 599.93 feet passing a 1/2-inch iron rod found with yellow plastic cap stamped "AREA" at the Northwest corner of Lot 35, said Cresson Ranch Estates and continuing in all a total distance of 800.17 feet to a 1/2-inch bolt found at the Southeast corner of said Lot 35 being the Northeast corner of that certain tract of land described in deed to Salvatore Espinosa recorded in Volume \_\_\_\_\_ Page \_\_\_\_\_ of the Deed Records of Johnson County, Texas;

THENCE S 56° 21' 43" W, 704.87 feet along the Northern boundary line of said Espinosa Tract to a 1/2-inch iron rod found with orange plastic cap stamped "W COOMBS PLS 33354" at the Northwest corner thereof;

THENCE S 30° 19' 41" E, at 800.57 feet passing a 1/2-inch iron rod found at the Southwest corner of said Espinosa Tract and continuing in all a total distance of 1153.35 feet to a 1-inch iron rod found in the Southeast boundary line of aforesaid Lot 40R being the Northeast corner of that certain tract of land described in deed to Paul A. Brewer recorded in Volume 2435, Page 999 of the Deed Records of Johnson County, Texas;

THENCE S 60° 20' 55" W, 561.36 feet along the Southern boundary line of said Lot 40R with the Northern boundary line of said Brewer Tract and the Northern boundary line of that certain tract of land described in deed to Clarence Edwin Phillips and wife, Rebecca Sue Phillips recorded in Volume 988, Page 168 of the Deed Records of Johnson County, Texas to a 1/2-inch iron rod found at the Northwest corner of said Phillips Tract;

THENCE S 37° 37' 49" E, 550.60 feet along the common boundary line between said Lot 40R and said Phillips Tract to a 1/2-inch iron rod found at the Southeast corner of said Lot 40R lying in the aforesaid North-right-of-way line of F. M. 917;

THENCE S 75° 00' 14" W, 542.93 feet along said right-of-way line to the PLACE OF BEGINNING, containing 62.565 acres of land.

CERTIFICATE  
THE PLAT HEREON IS A TRUE, CORRECT, AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT. THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN. ALL IMPROVEMENTS ARE SET BACK FROM THE PROPERTY LINES THE DISTANCE INDICATED AND THERE ARE NO VISIBLE ENCROACHMENTS OR VISIBLE EVIDENCE OF ENCROACHMENTS EXCEPT AS SHOWN.

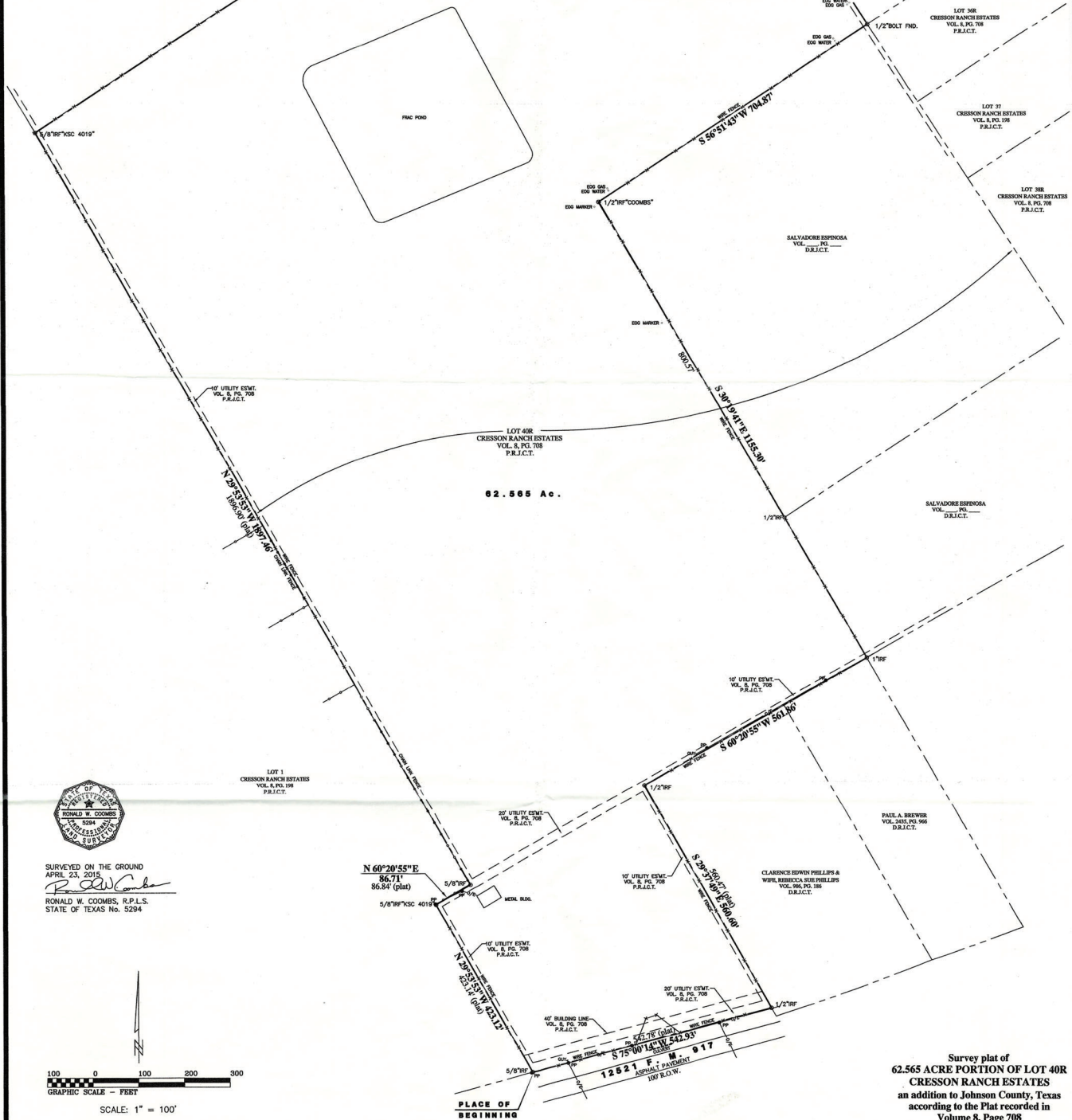
BASES OF BEARINGS, NORTHWEST RIGHT-OF-WAY LINE OF F. M. 917 AS SHOWN ON PLAT RECORDED IN VOL. 8, PG. 708, P.R.I.C.T.  
IRF DENOTES IRON ROD FOUND  
IRS DENOTES IRON ROD SET

Coombs Land Surveying, Inc.

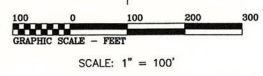
P.O. Box 11370 Fort Worth Texas 76110  
(817) 920-7600 (817) 920-7617 FAX  
C.L.S. JOB No. 15-0048  
OF No. NONE

NOTE  
ALL SUBJECT PROPERTY BOUNDARY LINE BEARINGS AND DISTANCES ARE PLAT & ACTUAL UNLESS OTHERWISE NOTED HEREON.  
NOTE  
NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS, COMMUNITY PANEL No. 482510000-A. MAP REVISED DECEMBER 4, 2012

THIS SURVEY WAS PROVIDED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT THEREFORE THERE MAY BE ENCUMBRANCES OR OTHER DISBURVANCES AFFECTING THE SUBJECT PROPERTY OF WHICH SURVEYOR IS UNAWARE.



SURVEYED ON THE GROUND  
APRIL 23, 2015  
RONALD W. COOMBS, R.P.L.S.  
STATE OF TEXAS No. 5294



Survey plat of  
62.565 ACRE PORTION OF LOT 40R  
CRESSON RANCH ESTATES  
an addition to Johnson County, Texas  
according to the Plat recorded in  
Volume 8, Page 708  
Plat Records, Johnson County, Texas.