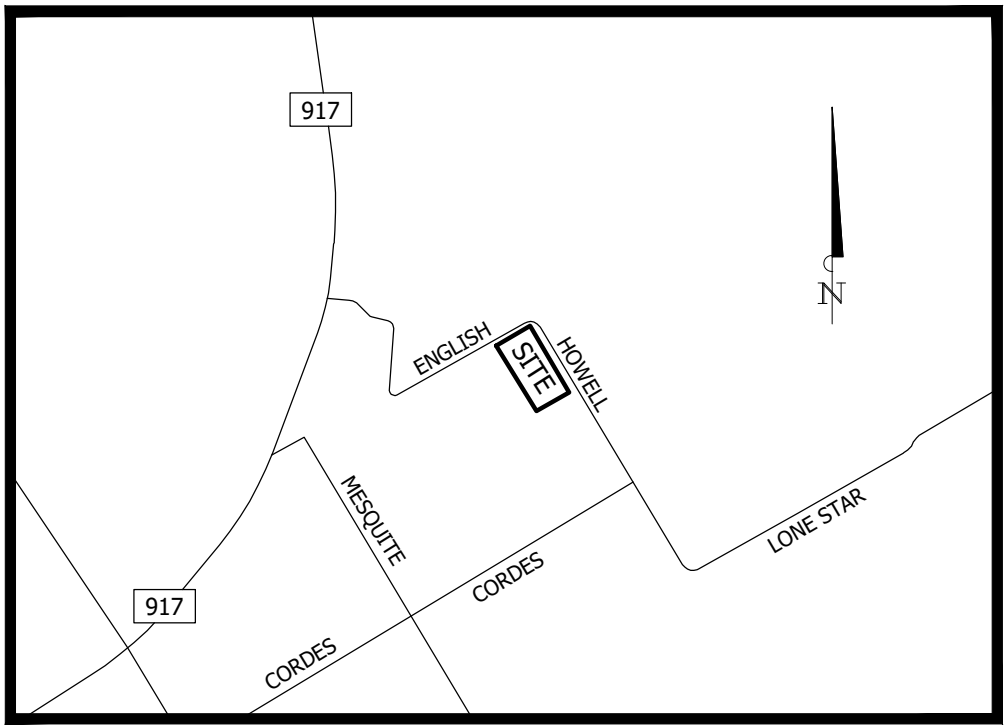
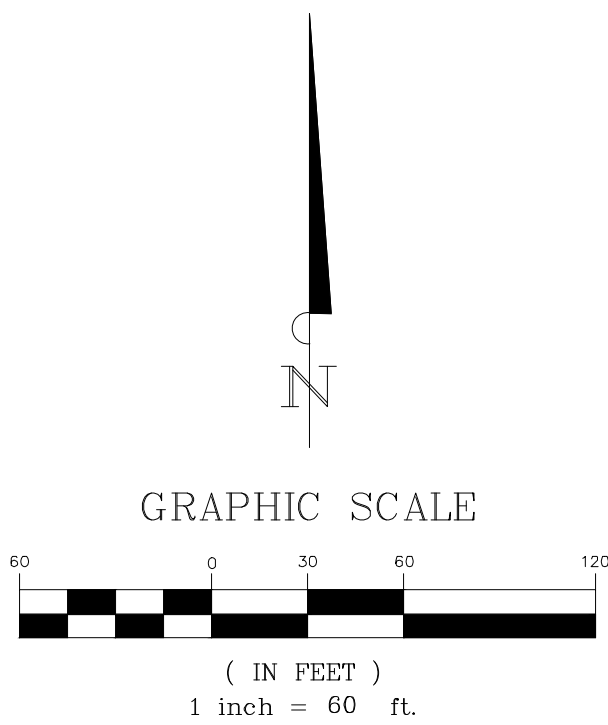
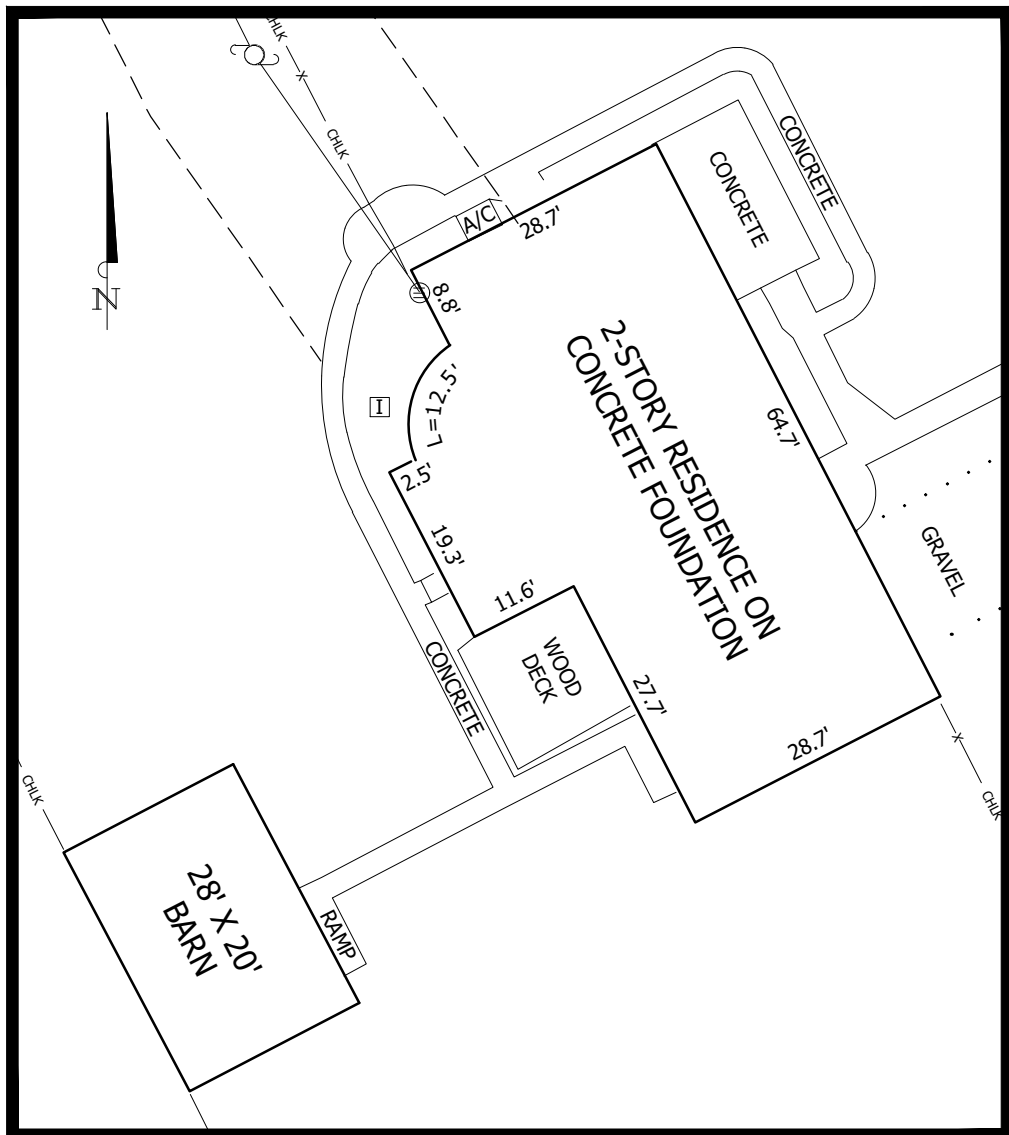




VICINITY MAP
NOT TO SCALE
JOHNSON COUNTY, TEXAS



LEGEND	
O.P.R.J.C.T.	OFFICIAL PUBLIC RECORDS JOHNSON COUNTY, TEXAS
D.R.J.C.T.	DEED RECORDS JOHNSON COUNTY, TEXAS
P.R.J.C.T.	PLAT RECORDS JOHNSON COUNTY, TEXAS
AC	AIR CONDITIONER UNIT
UP	UTILITY PIN FLAG
GM	GAS MANHOLE
VM	GAS MARKER
GM	GAS METER
TR	TRANSFORMER
EM	ELECTRIC METER
TR	TELEPHONE RISER
MB	MAIL BOX
SN	SIGN
PP	POWER POLE
LI	LIGHT
SS	SANITARY SEWER MANHOLE
CO	CLEAN-OUT
FD	FIRE HYDRANT
WV	WATER VALVE
WM	WATER METER
WM	WATER MANHOLE
FW	FIRE WATER CONNECTION
IC	IRRIGATION CONTROL VALVE
TS	TRAFFIC SIGNAL
BO	BOLLARD
GI	GRATE INLET
N	NORTH MANHOLE
N	NORTH/NORTHING
S	SOUTH
E	EAST/EASTING
W	WEST
D	DEGREES
M	MINUTES/FEET
S	SECONDS/INCHES
FEMA ZONE	
500'	500'
FEMA BASE FLOOD ELEVATION	
#	TITLE COMMITMENT ITEM
-EX.-GAS-	GAS LINE
-EX.-WL-	WATER LINE
-EX.-SS-	SEWER LINE
-EX.-SD-	STORM DRAIN LINE
-EX.-OHE-	OVERHEAD UTILITY
-EX.-TEL-	UNDERGROUND TELEPHONE
-EX.-UGE-	BURIED ELECTRIC
-EX.-CATV-	BURIED CABLE LINE
-EX.-FOG-	BURIED FIBER OPTIC
-GDRL-	GUARD RAIL
-CHLK-	CHAIN LINK FENCE
-WIRE-	WIRE FENCE
-WOOD-	WOOD FENCE
-METAL-	METAL FENCE
-IRON-	IRON FENCE
-PIPE-	PIPE RAIL FENCE
-SILT-	SILT FENCE
-	GUY WIRE



RESIDENCE DETAIL
SCALE: 1" = 20'



**Know what's below.
Call before you dig.**
(@ least 48 hours prior to digging)

CYNTHIA WHITE
INSTRUMENT NUMBER
2011-18117
O.P.R.J.C.T.

STEVEN W. COGGINS AND
TERRI COGGIN,
HUSBAND AND WIFE
BOOK 4015, PAGE 221,
O.P.R.J.C.T.

KENNETH NOWICKI AND
WENDY NOWICKI
INSTRUMENT NUMBER
2011-13793
O.P.R.J.C.T.

SCOTT A. PECK
BOOK 2388, PAGE 866
O.P.R.J.C.T.

25' JOHNSON COUNTY ELECTRIC
COOPERATIVE EASEMENT
VOLUME 1537, PAGE 461
O.P.R.J.C.T.

BRUCE K. EDWARDS AND
WIFE, CYNTHIA K. EDWARDS
VOLUME 1084, PAGE 401
D.R.J.C.T.

ROBERT TURLEY AND
JENNIFER TURLEY
BOOK 4403, PAGE 675
O.P.R.J.C.T.

ROBERT N. TURLEY AND
JENNIFER L. TURLEY
INSTRUMENT NUMBER 2021-45931
O.P.R.J.C.T.

FOUND 1/2" CAPPED
IRON ROD STAMPED
"MIZELL RPLS 6165"
(FOR REFERENCE)

FOUND 1/2" CAPPED
IRON ROD STAMPED
"MIZELL RPLS 6165"
(FOR REFERENCE)

CRAIG TURLEY AND WIFE KAREN TURLEY
VOLUME 951, PAGE 76
D.R.J.C.T.

10.025 ACRES OR
436,698 SQUARE FEET
THERESA M. CONROY
BOOK 2646, PAGE 45
O.P.R.J.C.T.

AARON H. WRIGHT AND
CHRISTY E. WRIGHT
INSTRUMENT NUMBER 2019-9428
O.P.R.J.C.T.

SURVEYORS CERTIFICATE TO:

Theresa M. Conroy, Old Republic National Title, Old Republic National Title Insurance Company, Varrichio Properties, LLC, First Financial Bank, N.A. and each successor in ownership of the indebtedness secured by the insured mortgage except a successor who is an obligor under the provisions of Section 12 (C) of the conditions:

I, Michael Dan Davis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this map or plat and the survey on which it is based were made in accordance with and complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 2 Survey. The field work was completed on April 20, 2022.

Michael Dan Davis
Registered Professional Land Surveyor No. 4838
BANNISTER ENGINEERING, LLC
T.B.P.L.S. REGISTRATION NO. 10193823
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
Office (817) 842-2094



LEGAL LAND DESCRIPTION:

BEING 10.025 acres (436,698 square feet) of land in the Amasa Howell Survey, Abstract No. 416, Johnson County, Texas; said 10.025 acres (436,698 square feet) of land being all of that certain tract of land described in a Special Warranty Deed to Theresa M. Conroy (hereinafter referred to as Conroy tract), as recorded in Book 2646, Page 45, Official Public Records, Johnson County, Texas (O.P.R.J.C.T.); said 10.025 acres (436,698 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a five-eighths inch iron rod found for the Northeasterly corner of said Conroy tract, same being the Southwesterly line of that certain tract of land described in a Warranty Deed with Vendor's Lien to Bruce K. Edwards and wife, Cynthia K. Edwards (hereinafter referred to as Edwards tract), as recorded in Volume 1084, Page 401, Deed Records, Johnson County, Texas (D.R.J.C.T.), same also being at the intersection of English Ivy Trail (variable width right-of-way) and Howell Drive (variable width right-of-way);

THENCE South 30 degrees 07 minutes 21 seconds East with the common line between said Conroy tract and said Edwards tract, with said Howell Drive, pass at a distance of 196.20 feet, the Southwesterly corner of said Edwards tract, same being the Northwesterly corner of that certain tract of land described in a Special Warranty Deed to Jose Hector Huante (hereinafter referred to as Huante tract), as recorded in Instrument Number 2017-16390, O.P.R.J.C.T., continue with said course, with the common line between said Conroy tract and said Huante tract, continue with said Howell Drive for a total distance of 835.68 feet to a mag nail set in asphalt pavement for the Southeasterly corner of said Conroy tract, same being the Northeasterly corner of that certain tract of land described in a Warranty Deed with Vendor Lien to Aaron H. Wright and Christy E. Wright (hereinafter referred to as Wright tract), as recorded in Instrument Number 2019-9428, O.P.R.J.C.T.;

THENCE South 60 degrees 40 minutes 31 seconds West, departing the Southwesterly line of said Huante tract, departing said Howell Drive, with the common line between said Conroy tract and said Wright tract, a distance of 519.30 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" set for the Southwesterly corner of said Conroy tract, same being the Southeasterly corner of that certain tract of land described in a Warranty Deed to Craig Turley and wife, Karen Turley (hereinafter referred to as Turley tract), as recorded in Volume 951, Page 76, D.R.J.C.T.;

THENCE North 30 degrees 07 minutes 29 seconds West, departing the Northwesterly line of said Wright tract, with the common line between said Conroy tract and said Turley tract, pass at a distance of 555.89 feet, the Southeasterly corner of that certain tract of land described in a Warranty Deed with Vendors Lien to Robert N. Turley and Jennifer L. Turley (hereinafter referred to as Robert Turley tract), as recorded in Instrument Number 2021-45931, O.P.R.J.C.T., continue with said course, with the common line between said Conroy tract and said Robert Turley tract, pass at a distance of 664.29 feet, a Northeaster corner of said Robert Turley tract, same being the Southeasterly corner of that certain tract of land described in a Warranty Deed with Vendors Lien to Robert Turley and Jennifer Turley (hereinafter referred to as Robert and Jennifer Turley tract), as recorded in Book 4403, Page 675, O.P.R.J.C.T., continue with said course, with the common line between said Conroy tract and said Robert and Jennifer Turley tract for a total distance of 846.30 feet to a Mag Nail found for the Northwesterly corner of said Conroy tract, same being the Northeasterly corner of said Robert and Jennifer Turley tract, same also being in the aforesaid English Ivy Trail, from which a one-half inch iron rod with plastic cap stamped "RPLS 2437" found bears Southwesterly a distance of 3.16 feet;

THENCE North 61 degrees 50 minutes 47 seconds East with the Northwesterly line of said Conroy tract, with said English Ivy Trail, a distance of 519.59 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 10.025 acres (436,698 square feet) of land.

BEING the same Real Estate described in a Commitment for Title Insurance by Old Republic National Title Insurance Company, issued April 12, 2022 for GF Number 5151010098.

ITEMS CORRESPONDING TO SCHEDULE "B":

10.e. Easement executed by Harold D. Biggs, to Johnson County Rural Supply Corporation, dated January 21, 1983, filed July 13, 1983, recorded in/under Volume 950, Page 175, of the Real Property Records of Johnson County, Texas. **The referenced 15' Easement is centered in the pipe as installed, however no evidence was observed at time of survey.**

10.f. Easement executed by James E. Dahl, to Johnson County Electric Cooperative Association, dated December 27, 1990, filed March 11, 1991, recorded in/under Volume 1537, Page 461, of the Real Property Records of Johnson County, Texas. **The referenced 25' Easement is graphically shown on survey.**

10.g. Easement executed by Theresa Conroy, to Johnson County Rural Water Supply Corporation, dated September 2, 2000, filed November 30, 2012, recorded in/under County Clerk's File No. 201200028034, of the Real Property Records of Johnson County, Texas. **The referenced 15' Easement is centered in the pipe as installed, however no evidence was observed at time of survey.**

10.h. Easement executed by Theresa King, to Johnson County Special Utility District, dated December 3, 2012, filed February 4, 2013, recorded in/under County Clerk's File No. 201300002694, of the Real Property Records of Johnson County, Texas. **The referenced 20' Easement is centered in the pipe as installed, however no evidence was observed at time of survey.**

10.i. Terms, conditions and stipulations contained in Oil, Gas or Mineral Lease between to, dated November 19, 2003, filed December 24, 2003, recorded in/under Volume 3199, Page 713 of the Real Property Records of Johnson County, Texas. **The land described within the referenced document describes the subject property.**

10.j. Rights or claims, if any, of adjoining property owner(s) in and to that portion of insured property lying between the fences and the property lines. **Graphically shown on survey.**

10.k. Overhead power lines, service lines and power poles over subject property. **Graphically shown on survey.**

10.l. Portion of the property within any roadway. **Graphically shown on survey.**

GENERAL NOTES:

- The tract shown herein and described above was not abstracted by the surveyor. Additional easements or other encumbrances, whether of record or not may affect the subject tract.
- According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Data Map" (FIRM), Community Panel No. 48251C0100, dated December 4, 2012. The property appears to lie within Zone "X" and the entire property lies within a "Areas determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.
- The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".
- The surveyor has made no attempt to locate or define hazardous waste areas, habitats, endangered species or any other environmentally sensitive areas on the tract of land shown hereon; nor does this survey make any representations of being an environmental assessment of the tract of land shown hereon.
- The surveyor has made no attempt to locate or define archaeological sites, historical sites or undocumented cemeteries on the tract of land shown hereon; nor does this survey make any representation of being an archeological or historical survey of the tract of land shown hereon.
- The surveyor has made no attempt to locate abandoned or plugged oil and gas wells, or any other wells on the tract of land shown hereon; nor has the surveyor made any attempt to research same with the Railroad Commission of Texas or any other State agency; nor has the surveyor investigated any mineral or royalty interests in the tract of land shown hereon.
- Existing utilities shown hereon are from above ground visible features coupled together with maps and plans provided to the surveyor. The surveyor does not make any representation of being a Quality Level A or B sub-surface utility survey of the tract of land shown hereon. Underground electric, gas and telephone lines shown hereon are from above ground markings associated with "Texas 811" dig request number 2260851427.
- All iron rods set (IRS) are 5/8-inch with a red plastic cap stamped "RPLS 4838". All found monuments shown hereon are deemed to be controlling monuments.
- All bearings shown herein are Texas State Plane Coordinate System, NAD83 (2011), Texas North Central Zone (4202). All distances shown herein are surface distances.
- SOURCE BENCHMARK:** City of Mansfield Monument 17-07, located 1 the center median of FM 917, approximately 450' North of Second Avenue.
Elevation = 670.14'

PROJECT: Address: 2500 Howell Drive
Being 10.025 acres or (436,698 square feet) out of the
Amasa Howell Survey, Abstract No. 416
Johnson County, Texas

**CATEGORY 1A,
CONDITION 2
LAND
TITLE
SURVEY**

PROJECT NO.:
128-22-001

SCALE: 1" = 60'

DRAWN BY: sa

CKD BY: md2

SHEET NUMBER

1 OF 1