

50.492 ACRES
JOHN YOACHAM SURVEY, A-144
DENTON COUNTY, TEXAS

FIELD NOTES TO ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE JOHN YOACHAM SURVEY, ABSTRACT # 144, DENTON COUNTY, TEXAS AND BEING ALL A PART OF A CALLED 95.492 ACRE TRACT DESCRIBED AS TRACT 1 IN THE DEED TO WILLIAM EDWARD HARBERSON AS RECORDED IN DOCUMENT NUMBER 2019-63508 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED HEREIN AT A CAPPED IRON ROD FOUND LABELED 4857 IN THE WEST RIGHT-OF-WAY LINE OF FM 2450 AT THE SOUTHEAST CORNER OF SAID TRACT 1;

THENCE SOUTH 89 DEGREES 43 MINUTES 47 SECONDS WEST A DISTANCE OF 806.93 FEET TO A WOOD FENCE CORNER POST FOR CORNER;

THENCE SOUTH 64 DEGREES 24 MINUTES 59 SECONDS WEST ALONG A FENCE A DISTANCE OF 203.03 FEET TO A FENCE CORNER POST FOR CORNER;

THENCE SOUTH 65 DEGREES 30 MINUTES 45 SECONDS WEST ALONG A FENCE A DISTANCE OF 161.64 FEET TO A FENCE CORNER POST FOR CORNER;

THENCE SOUTH 30 DEGREES 17 MINUTES 24 SECONDS WEST ALONG A FENCE A DISTANCE OF 112.89 FEET TO A FENCE CORNER POST FOR CORNER;

THENCE SOUTH 89 DEGREES 24 MINUTES 28 SECONDS WEST ALONG A FENCE A DISTANCE OF 180.75 FEET TO A FENCE CORNER POST FOR CORNER;

THENCE SOUTH 89 DEGREES 56 MINUTES 17 SECONDS WEST ALONG A FENCE A DISTANCE OF 426.24 FEET TO A FENCE CORNER POST FOR CORNER;

THENCE NORTH 86 DEGREES 28 MINUTES 25 SECONDS WEST ALONG A FENCE A DISTANCE OF 16.68 FEET TO A FENCE CORNER POST FOR CORNER;

THENCE NORTH 81 DEGREES 45 MINUTES 43 SECONDS WEST ALONG A FENCE A DISTANCE OF 160.71 FEET TO A FENCE CORNER POST FOR CORNER;

THENCE NORTH 81 DEGREES 17 MINUTES 32 SECONDS WEST ALONG A FENCE PASSING EN ROUTE AT A DISTANCE OF 534.60 A WOOD FENCE CORNER FOR WITNESS AND CONTINUING ON SAID COURSE A TOTAL DISTANCE OF 622.97 FEET TO A CAPPED IRON ROD FOUND FOR CORNER LABELED 4857;

THENCE NORTH A DISTANCE OF 374.17 FEET TO A CAPPED IRON ROD FOUND FOR CORNER LABELED 4857 IN SOUTH LINE OF A CALLED TRACT 1 OF LAND DESCRIBED IN THE DEED TO JOHN W PORTER AS RECORDED IN VOLUME 506, PAGE 433 OF SAID DEED RECORDS;

THENCE SOUTH 87 DEGREES 50 MINUTES 19 SECONDS EAST A DISTANCE OF 45.44 FEET TO A CAPPED IRON ROD FOUND FOR CORNER LABELED 4857 AT THE SOUTHEAST CORNER OF SAID TRACT 1;

THENCE NORTH 04 DEGREES 12 MINUTES 01 SECONDS WEST A DISTANCE OF 1252.15 FEET TO A CAPPED IRON ROD FOUND FOR CORNER LABELED 4857 AT THE NORTHEAST CORNER OF A CALLED 5 ACRE TRACT OF LAND DESCRIBED AS SECOND TRACT IN THE DEED TO JOHN PORTER AS RECORDED IN VOLUME 511, PAGE 415 OF THE DEED RECORDS OF DENTON COUNTY TEXAS;

THENCE SOUTH 89 DEGREES 38 MINUTES 15 SECONDS EAST WITH THE NORTH LINE OF SAID 95.492 ACRE TRACT A DISTANCE OF 1153.40 FEET TO A CAPPED IRON ROD FOUND FOR CORNER LABELED 4857 AT THE NORTHWEST CORNER OF A CALLED 23.50 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO RICHARD DUTKO AND KATHERYN DUTKO AS RECORDED IN DOCUMENT NUMBER 2024-13342 OF SAID PROPERTY RECORDS;

THENCE SOUTH 00 DEGREES 29 MINUTES 23 SECONDS WEST WITH THE WEST LINE OF SAID 23.50 ACRE TRACT A DISTANCE OF 1332.55 FEET TO A CAPPED IRON ROD FOUND FOR CORNER LABELED 4857 AT THE SOUTHWEST CORNER OF SAID 23.50 ACRE TRACT;

THENCE NORTH 89 DEGREES 43 MINUTES 47 SECONDS EAST A DISTANCE OF 1493.21 FEET TO THE SOUTHEAST CORNER OF A CALLED 21.50 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO RICHARD DUTKO AND KATHERYN DUTKO AS RECORDED IN DOCUMENT NUMBER 2024-13341 OF SAID PROPERTY RECORDS IN SAID WEST RIGHT-OF-WAY LINE;

THENCE SOUTH 01 DEGREES 25 MINUTES 19 SECONDS EAST WITH SAID RIGHT-OF-WAY LINE A DISTANCE OF 148.62 FEET TO THE POINT OF BEGINNING AND ENCLOSING 50.492 ACRES MORE OR LESS.

CERTIFY TO: CHICAGO TITLE INSURANCE COMPANY; CHICAGO TITLE OF TEXAS, LLC; RICHARD DUTKO AND KATHERYN DUTKO; WILLIAM EDWARD HARBERSON.

CERTIFICATION:
THIS SURVEY HAS BEEN PREPARED IN CONNECTION WITH GF # CTD73-8051732400036-JF AND I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PREPARED FROM AN ACCURATE ON-THE-GROUND SURVEY OF THE PREMISES DEPICTED HEREON AND DESCRIBED IN THE LEGAL DESCRIPTION ATTACHED HERETO, CONDUCTED UNDER MY DIRECTION AND SUPERVISION ON 12/18/2024 AND THAT THE FINDINGS AND RESULTS OF SAID SURVEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE SIZE, TYPE AND LOCATION OF VISIBLE AND APPARENT PERMANENT IMPROVEMENTS ARE AS SHOWN, AND THAT SAID SURVEY CORRECTLY SHOWS THE LOCATION OF ALL ALLEYS, STREETS, MAINTAINED RIGHTS-OF-WAY, AND EASEMENTS OF RECORD, AS SUPPLIED TO ME, OF WHICH THE UNDERSIGNED IS AWARE OR HAS BEEN ADVISED AFFECTING THE SUBJECT PREMISES ACCORDING TO THE DESCRIPTIONS OF RECORD, AND THAT EXCEPT AS SHOWN THERE ARE NO VISIBLE OR APPARENT INTRUSIONS, CONFLICTS OR PROTRUSIONS.

J.E. THOMPSON II R.P.L.S. No 4857



LEGEND			
	= PROPERTY CORNER	CIRF	= CAPPED IRON ROD FOUND
	= BENCHMARK	IRF	= IRON ROD FOUND
	= TELEPHONE/UTILITY RISER (TR/UR)	CIRS	= CAPPED IRON ROD SET
	= BURIED CABLE MARKER (BCM)	MFCP	= METAL FENCE CORNER POST
	= TELEPHONE MANHOLE (TMH)	WFCP	= METAL FENCE CORNER POST
	= POWER/UTILITY POLE (PP/UP)	()	= PLAT/DEED CALLS
	= LIGHT POLE (LP)	POB	= POINT OF BEGINNING
	= GUY WIRE (GUY)	R.O.W.	= RIGHT-OF-WAY
	= ELECTRIC VAULT (VLT)		= CONCRETE SURFACE
	= ELECTRIC TRANSFORMER (TRAN)		= ASPHALT SURFACE
	= WATER METER (WM)		= GRAVEL SURFACE
	= WATER VALVE (WV)		

LINETYPE LEGEND	
	PROPERTY LINE =
	EASEMENT LINES =
	DEED/LOT LINES =
	ADJOINER LINES =
	OVERHEAD UTILITY =
	ASPHALT ROAD =
	GRAVEL ROAD =
	FENCE LINES =

LINE	BEARING	DISTANCE
L1	S 64°24'59" W	203.03'
L2	S 65°30'45" W	161.64'
L3	S 30°17'24" W	112.89'
L4	S 89°24'28" W	180.75'
L5	S 89°56'17" W	426.24'
L6	N 86°28'25" W	16.68'
L7	N 81°45'43" W	160.71'
L8	S 87°50'19" E	45.44'
L9	S 01°25'19" E	148.62'

R. KNOX SURVEY
ABSTRACT NO. 1703

L. TEAGUE SURVEY
ABSTRACT NO. 1267

CALLED 778.569 ACRES
JOHN W. PORTER
VOL. 499, PG. 15
R.P.R.D.C.T.

CALLED 5 ACRES
SECOND TRACT
JOHN W. PORTER
VOL. 511, PG. 415
D.R.D.C.T.

JOHN YOACHAM SURVEY
ABSTRACT NO. 144

CALLED 95 ACRES
JOHN W. PORTER
VOL. 506, PG. 433
D.R.D.C.T.

A CALLED 23.50 ACRES
RICHARD DUTKO ET UX
DOC. NO. 2024-13342
O.P.R.D.C.T.

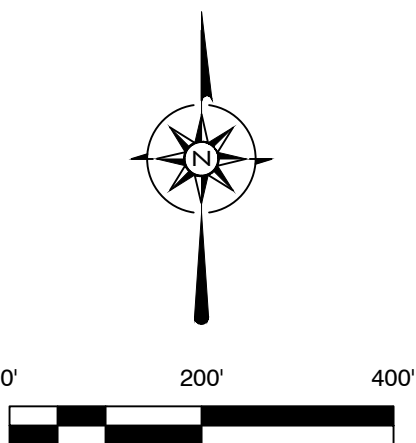
A CALLED 21.50 ACRES
RICHARD DUTKO ET UX
DOC. NO. 2024-13341
O.P.R.D.C.T.

J. JANUARY SURVEY
ABSTRACT NO. 658

50.492 ACRES

A.P.O.
A CALLED 95.492 ACRE
TRACT 1
WILLIAM EDWARD HARBERSON
DOC. NO. 2019-63508
R.P.R.D.C.T.

CALLED 68.41 ACRES
PAULETTE MILLER
WILLIAM EDWARD HARBERSON
DOC. NO. 2019-63502
R.P.R.D.C.T.



LAND TITLE SURVEY
50.47 ACRES
IN THE JOHN YOACHAM SURVEY
ABSTRACT NO. 144
DENTON COUNTY, TEXAS



111 N. DIXON ST.
GAINESVILLE, TX 76240
PH. 940-665-9105

TBPLS FIRM NO. 10048000

ERRORS: THE CLIENT OR CLIENT'S REPRESENTATIVES WILL HAVE 45 DAYS FROM THE DATE THE SURVEY WAS ISSUED TO CHANGE ANY MISPELLINGS OR ANY ERRORS ON THE SURVEY REPORT. AFTER THIS TIME HAS EXPIRED ALL PARTIES INVOLVED MUST ACCEPT THE SURVEY AS ISSUED.

DRAWN BY: D.A. DATE: 02/22/2024 JOB NO. 190049-3-2-R SCALE: 1" = 200' PAGE: 1 OF 1