## NOTES: 1. BEARING BASIS DERIVED FROM GPS OBSERVATIONS MADE ON THE GROUND TEXAS NORTH CENTRAL NAD 83. [VOL. 356-PG. 437\*] DOES NOT AFFECT THE SUBJECT TRACT. [\*VOL. 386-PG. 337] IS A BLANKET TYPE EASEMENT AND DOES AFFECT THE SUBJECT TRACT, AND ALSO AFFECTS BY RIGHTS OF INGRESS EGRESS. 4. [VOL. 401-PG. 240\*] DOES NOT AFFECT THE SUBJECT TRACT. 5. [VOL. 402-PG. 629] IS A BLANKET TYPE EASEMENT AND DOES AFFECT THE SUBJECT TRACT, AND ALSO AFFECTS BY RIGHTS OF INGRESS EGRESS. 6. [\*VOL. 454-PG. 64\*] DOES NOT AFFECT THE SUBJECT TRACT [DOC. NO. 2007-46578\*] AFFECTS THE SUBJECT TRACT CENTERED ON THE LINES AS CIRS INSTALLED. 21.50 ACRES JOHN YOACHAM SURVEY, A-1443 **DENTON COUNTY, TEXAS** FIELD NOTES TO ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE JOHN YOACHUM SURVEY, ABSTRACT # 1443, DENTON COUNTY, TEXAS AND BEING A PART OF A CALLED 95.492 ACRE TRACT OF LAND

FIELD NOTES TO ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE JOHN YOACHUM SURVEY, ABSTRACT # 1443, DENTON COUNTY, TEXAS AND BEING A PART OF A CALLED 95.492 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 IN THE DEED TO WILLIAM EDWARD HARBERSON AS RECORDED IN DOCUMENT NUMBER 2019-63508 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED HEREIN AT A WOOD FENCE CORNER POST AT THE NORTHEAST CORNER OF SAID 95.492 ACRE TRACT IN THE WEST RIGHT-OF-WAY LINE OF FM 2450;

THENCE SOUTH 00 DEGREES 56 MINUTES 40 SECONDS WEST WITH SAID RIGHT-OF-WAY LINE A DISTANCE OF 435.57 FEET TO A ½" CAPPED IRON ROD SET (LABELED 4857 TYPICAL) FOR CORNER;

THENCE SOUTH 01 DEGREES 55 MINUTES 13 SECONDS EAST WITH SAID RIGHT-OF-WAY LINE A DISTANCE OF 200.08 FEET TO ½" CAPPED IRON ROD SET FOR CORNER FROM WHICH A WOOD RIGHT-OF-WAY MONUMENT BEARS NORTH 41 DEGREES 03 MINUTES 48 SECONDS EAST A DISTANCE OF 1.81 FEET;

THENCE SOUTH 00 DEGREES 56 MINUTES 41 SECONDS WEST WITH SAID RIGHT-OF-WAY LINE A DISTANCE OF 276.28 FEET TO A ½" CAPPED IRON ROD SET FOR CORNER FROM WHICH A WOOD RIGHT-OF-WAY MONUMENT BEARS NORTH 28 DEGREES 28 MINUTES 58 SECONDS EAST A DISTANCE OF 3.26 FEET;

THENCE SOUTH 01 DEGREES 25 MINUTES 20 SECONDS EAST WITH SAID RIGHT-OF-WAY LINE A DISTANCE OF 404.51 FEET TO A ½" CAPPED IRON ROD SET FOR CORNER;

THENCE SOUTH 89 DEGREES 43 MINUTES 47 SECONDS WEST SEVERING SAID 95.492 ACRE TRACT A DISTANCE OF 722.48 FEET TO A CAPPED IRON ROD SET FOR CORNER;

THENCE NORTH 00 DEGREES 29 MINUTES 23 SECONDS EAST SEVERING SAID 95.492 ACRE TRACT A DISTANCE OF 1324.04 FEET TO A CAPPED IRON ROD SET FOR CORNER IN THE NORTH LINE OF SAID 95.492 ACRE TRACT;

THENCE SOUTH 89 DEGREES 38 MINUTES 15 SECONDS EAST A DISTANCE OF 706.17 FEET TO THE POINT OF BEGINNING AND ENCLOSING 21.50 ACRES OF LAND MORE OR LESS.

CONC. CULVERT 21.50 ACRES A.P.O. A CALLED 95.492 ACRES TRACT 1 WILLIAM EDWARD HARBERSON DOC. NO. 2019-63508 O.P.R.D.C.T. CIRS **L**2 WOOD ROW POST @ N 41°03'48" E 1.81' CIRS ဖ JOHN YOACHAM SURVEY
JOHN YOACHAM NO. 1443 က CATTLE GUARD TWO-TRACKS 48 REMAINDER OF ACRES CIRS -WOOD ROW POST WILLIAM EMARD HARBERSON J. JANUARY SURVEY ABSTRACT NO. 658 @ N 28°28'58" E LLLIAM EUWAKU RAKEKASU NO. 0.P.R.D.C.T. 7 CULVERT-L5 CIRS CIRS LINETYPE LEGEND PROPERTY LINE = EASEMENT LINES = DEED/LOT LINES = ADJOINER LINES = -ASPHALT ROAD = -GRAVEL ROAD = \_\_\_ \_\_ \_\_ \_\_\_ FENCE LINES = -THOMPSON

= CAPPED IRON ROD FOUND

= METAL FENCE CORNER POST

= METAL FENCE CORNER POST

= IRON ROD FOUND

= PLAT/DEED CALLS

= RIGHT-OF-WAY

= POINT OF BEGINNING

= CONCRETE SURFACE

= ASPHALT SURFACE

= GRAVEL SURFACE

= CAPPED IRON ROD SET

L7

CERTIFY TO: RICHARD DUTKO, KATHERYN DUTKO, WILLIAM EDWARD HARBERSON, CHICAGO TITLE INSURANCE COMPANY, FIDELITY NATIONAL FINANCIAL, INC.

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= PROPERTY CORNER

= TELEPHONE MANHOLE

= ELECTRIC TRANSFORMER (TRAN)

= POWER/UTILITY POLE

= ELECTRIC VAULT

= WATER METER

= WATER VALVE

= TELEPHONE/UTILITY RISER (TR/UR)

= BURIED CABLE MARKER (BCM)

= BENCHMARK

= GUY WIRE

## **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.



REVISED 02-01-24: CORRECTED TITLE WORK

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

**LEGEND** 

(TMH)

(PP/UP)

(GUY)

(VLT)

(WM)

(WV

IRF

CIRS

WFCP

POB

R.O.W.



400'

LINE BEARING DISTANC L1 S 00\*56'40" W 435.57 L2 S 01\*55'12" E 200.08

S 00°56'41" W 276.28' S 01°25'20" E 404.51' S 89°43'47" W 722.48' N 00°29'23" E 1324.04' S 89°38'15" E 706.17'

IN THE JOHN YOACHAM SURVEY, ABSTRACT NO. 1443, DENTON COUNTY, TEXAS

L6



111 N. DIXON ST. GAINESVILLE, TX 76240 PH. 940-665-9105 FAX. 940-665-9106 TBPLS FIRM NO. 10048000

DRAWN BY: JET III

0

DATE: 02/01/2024

4857

200

JOB NO. 190049-3-2 SCALE: 1" = 200' PAGE: 1 OF 1