

23.50 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 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 CAPPED IRON ROD SET FOR CORNER IN THE NORTH LINE OF SAID 95.492 ACRE TRACT, AT THE NORTHWEST CORNER OF A 21.50 ACRE TRACT OF LAND SURVEYED UNDER THE DIRECTION AND SUPERVISION OF J. E. THOMPSON II R.P.L.S. NUMBER 4857 ON 12-18-23 FROM WHICH A WOOD FENCE CORNER POST AT THE NORTHEAST CORNER OF SAID 95.492 ACRE TRACT BEARS SOUTH 89 DEGREES 38 MINUTES 15 SECONDS EAST A DISTANCE OF 706.17 FEET;

THENCE SOUTH 00 DEGREES 29 MINUTES 23 SECONDS WEST A DISTANCE OF 1324.04 FEET TO A 1/2" CAPPED IRON ROD SET (LABELED 4857 TYPICAL) FOR CORNER AT THE SOUTHWEST CORNER OF SAID 21.50 ACRE TRACT;

THENCE SOUTH 89 DEGREES 43 MINUTES 47 SECONDS WEST SEVERING SAID 95.492 ACRE TRACT A DISTANCE OF 770.73 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 1332.55 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 770.66 FEET TO THE POINT OF BEGINNING AND ENCLOSING 23.50 ACRES OF LAND MORE OR LESS.

NOTES:

1. BEARING BASIS DERIVED FROM GPS OBSERVATIONS MADE ON THE GROUND. TEXAS NORTH CENTRAL NAD 83.
2. [VOL. 356-PG. 437"] DOES NOT AFFECT THE SUBJECT TRACT.
3. ["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.
7. [DOC. NO. 2007-46578"] AFFECTS THE SUBJECT TRACT CENTERED ON THE LINES AS INSTALLED.

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

CERTIFICATION:

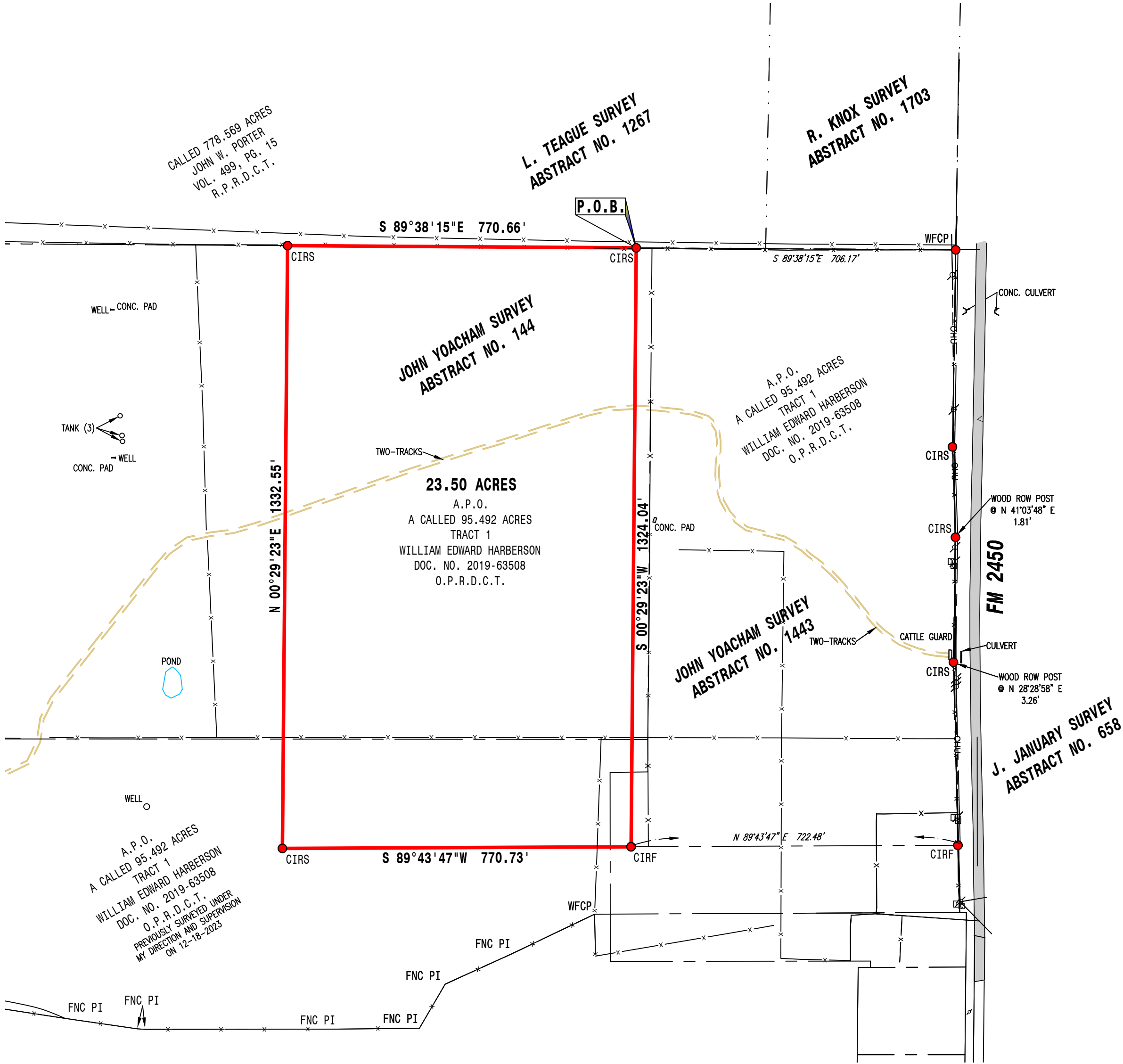
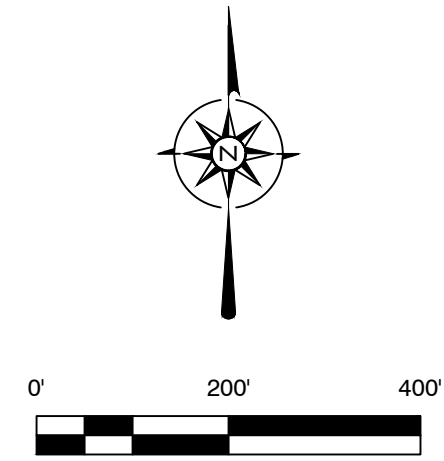
THIS SURVEY HAS BEEN PREPARED IN CONNECTION WITH GF #CTD73-8051732400036-JF AND I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PREPARED FROM AN ACCURATE ON-THE-GROUND SURVEY OF THE PREMISES DEPICTED HEREON AND DESCRIBED IN THE LEGAL DESCRIPTION ATTACHED HERETO, CONDUCTED UNDER MY DIRECTION AND SUPERVISION 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	---



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



111 N. DIXON ST.  
GAINESVILLE, TX 76240  
PH. 940-665-9105  
FAX. 940-665-9106  
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: JET III DATE: 02/01/2024 JOB NO. 190049-3-2 SCALE: 1" = 200' PAGE: 1 OF 1