PROPERTY DESCRIPTION:

BEING A 6.250 ACRE TRACT OF LAND SITUATED IN THE WILLIAM G. JACKSON SURVEY, ABSTRACT NO. 462, JOHNSON COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO SHEILA K. LEGGETT AND HUSBAND, RICHARD LEGGETT, AS RECORDED IN VOLUME 4078, PAGE 107, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE COMMON CORNER OF SAID LEGGETT TRACT, THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO EDNA F. WILLIAMS AND BILLY W. MARSH, AS RECORDED IN VOLUME 2488, PAGE 91, SAID OFFICIAL PUBLIC RECORDS, AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO DONNA CORNUM AND SPOUSE, TENNIS CORNUM, AS RECORDED IN INSTRUMENT NO. 201200000323, SAID OFFICIAL PUBLIC RECORDS;

THENCE SOUTH 00° 45' 00" WEST ALONG THE COMMON LINE OF SAID LEGGETT AND CORNUM TRACTS, PASSING THE SOUTHWEST CORNER OF SAID CORNUM TRACT AT A DISTANCE OF 290.00 FEET AND CONTINUING ALONG THE EAST LINE OF SAID LEGGETT TRACT A TOTAL DISTANCE OF 629.50 FEET TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LEGGETT TRACT, SAID IRON ROD BEING ON THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JAMES CLIFTON THIEBAUD AND WIFE, KRISTEN L. THIEBAUD, AS RECORDED IN INSTRUMENT NO. 201300001990, SAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 89° 15' 00" WEST, A DISTANCE OF 432.50 FEET ALONG THE COMMON LINE OF SAID LEGGETT AND THIEBAUD TRACTS TO A POINT FROM WHICH A 5/8-INCH IRON ROD FOUND BEARS SOUTH 61° 38' 05" EAST - 16.45 FEET, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LEGGETT TRACT;

THENCE NORTH 00° 45' 00" EAST ALONG THE WEST LINE OF SAID LEGGETT TRACT, PASSING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JOHN MARTIN BENSON AND LAURA MAE BENSON, AS RECORDED IN VOLUME 1966, PAGE 877, AFORESAID OFFICIAL PUBLIC RECORDS, AT A DISTANCE OF 347.55 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID LEGGETT AND BENSON TRACTS, PASSING THE COMMON EAST CORNER OF SAID BENSON TRACT AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO GARRY SCOTT AND JOY L. SCOTT, AS RECORDED IN INSTRUMENT NO. 2016-22225, SAID OFFICIAL PUBLIC RECORDS, AT A DISTANCE OF 490.65 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID LEGGETT AND SCOTT TRACTS A TOTAL DISTANCE OF 629.50 FEET TO A POINT FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS NORTH 57° 01' 30" EAST - 8.45 FEET, SAID POINT BEING THE COMMON CORNER OF SAID LEGGETT AND SCOTT TRACTS AND AFORESAID WILLIAMS/MARSH TRACT;

THENCE SOUTH 89° 15' 00" EAST, A DISTANCE OF 432.50 FEET ALONG THE COMMON LINE OF SAID LEGGETT AND WILLIAMS/MARSH TRACTS TO THE POINT OF BEGINNING AND CONTAINING 272,259 SQUARE FEET OR 6.250 ACRES OF LAND.

TOGETHER WITH A 30 FOOT WIDE EASEMENT ACROSS THE NORTHERN BOUNDARY OF TRACT 11C FOR INGRESS AND EGRESS.

THIS PROPERTY IS AFFECTED BY THE FOLLOWING:
(10k)-AGREEMENT, VOL. 4078, PG. 131, D.R.J.C.T.
(10n)-AGREEMENT, C.C. FILE NO. 201000003110, O.P.R.J.C.T.

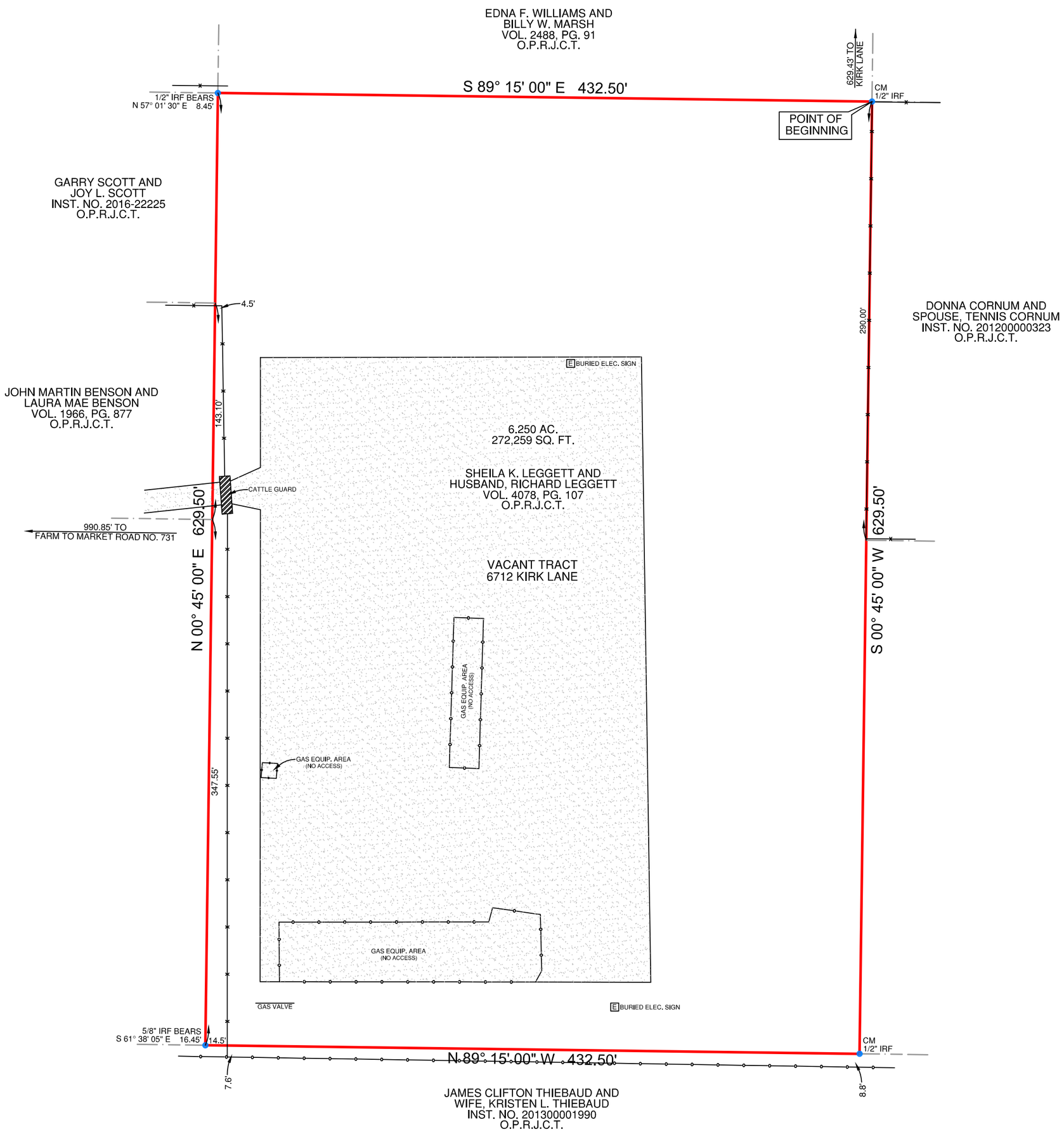
FEMA NOTE

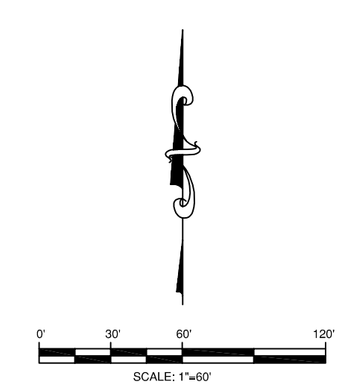
FLOOD INFORMATION:
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48251C0180 J, DATED DECEMBER 4, 2012.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED DEED REFERENCED HEREON.

GENERAL NOTES

1.) THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED ON THE RECORDED DEED.
2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN. FENCES MAY BE MEANDERING.
3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER LISTED HEREON.
4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
6.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.
7.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.
8.) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.





CONCRETE
BRICK
ASPHALT
WOOD
STONE
GRAVEL
COVERED AREA
CM = CONTROLLING MONUMENT

WOOD FENCE
CHAIN LINK FENCE
WROUGHT IRON FENCE
WIRE FENCE
R.R. TIE RETAINING WALL
BRICK WALL
STONE WALL
OVERHEAD TELEPHONE LINE
OVERHEAD ELECTRIC LINE
IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND
IRS = IRON ROD SET
MFCP = METAL FENCE COR POST
WFCP = WOOD FENCE COR POST

TITLE SURVEY

6712 KIRK LANE
CITY OF BURLESON
JOHNSON COUNTY, TEXAS

GF#: 16-0052277PLA	
BORROWER: JIM WEISSER	
PREMIER JOB #: 16-08550	
TECH: MSP	DATE: 11/16/16 REV.: 11/23/16
FIELD: MF	FIELD DATE: 11/07/16

Premier Surveying LLC
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Firm Registration No. 10146200

STATE OF TEXAS
REGISTERED
ROBERT T. PAUL, JR.
4984
PROFESSIONAL
LAND SURVEYOR
Robert T. Paul, Jr.
Registered Professional Land Surveyor