

7509 PENNRIDGE CIRCLE
ROWLETT, TX 75088

FIRM REGISTRATION NO. 10194366

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. _____, in _____, Texas.

Being all that certain lot, tract or parcel of land situated in the I. Saunders Survey, Abstract No. 800, in Johnson County, Texas and being the same land described in deed to John Glyn Morgan Jones and Constance Julia Jones, recorded in Book 3143, Page 649, Deed Records, Johnson County, Texas (D.R.J.C.T.) and being more particularly described as follows:

BEGINNING at a 3/4 inch iron pipe found for corner in the Northeast line of S. Burleson Boulevard, at the West corner of a tract of land described in deed to Bosque Disposal Systems, LLC., recorded in Instrument No. 200900030552 (D.R.J.C.T.) and at the South corner of said Jones tract;

THENCE North 29 degrees 36 minutes 29 seconds West, with the said Northeast line of S. Burleson Boulevard, a distance of 245.99 feet to a 1/2 inch iron rod found at the South corner of a tract of land described in deed to Manning's 4M Farm, LTD., a Texas limited partnership, recorded in Book 4370, Page 162 (D.R.J.C.T.);

THENCE North 61 degrees 08 minutes 00 seconds East, a distance of 731.49 feet to a 1 inch iron pipe found for corner in the Southwest line of a tract of land described in deed to Manning's 4M Farm, LTD., a Texas limited partnership, recorded in Manning's 4M Farm, LTD., a Texas Limited Partnership, recorded in Book 3464, Page 757, (D.R.J.C.T.), at the East corner of said Manning's 4M Farm tract (Book 4370, Page 162);

THENCE South 29 degrees 43 minutes 39 seconds East, a distance of 246.00 feet to a 1/2 inch iron rod found for corner in the said Southeast line of Manning's 4M Farm tract (Book 3464, Page 757), at the North corner of said Bosque Disposal Systems tract;

THENCE South 61 degrees 08 minutes 00 seconds West, a distance of 732.00 feet to the PLACE OF BEGINNING and containing 179,989 square feet or 4.13 acres of land.

SURVEY PLAT



PROPERTY SUBJECT TO
EASEMENTS & RESTRICTIONS
2016-18189

ACCEPTED BY: _____

THE plot hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements, TITLE AND ABSTRACTING WORK FURNISHED BY COMMUNITY NATIONAL TITLE

THESE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 100'

Date: 01/14/2021

G. F. No.: 210100051C

Job no.: 202100184

Drawn by: CMR

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR COMMUNITY NATIONAL TITLE

LEGEND

WOOD FENCE - IRON PIPE FOUND - CHAIN LINK FENCE - BOUNDARY LINE - IRON FENCE - RESIDENTIAL SETBACK - ROAD - MONUMENTS OF RECORD DENSITY - 1/2" YELLOW-CAPPED IRON ROD SET - SET "X" - FOUND "X" - 3/4" IRON PIPE FOUND - PK NAIL FOUND - CABLE - CLEAN OUT - GAS METER - GAS WATER - FIRE HYDRANT - LIGHT POLE - WATER METER - WATER VALVE - (UNLESS OTHERWISE NOTED)

PE - ELECTRIC
FE - POOL EQUIP
PW - POWER POLE
TE - TELEPHONE

