

7-07.

po box 546
burleson, texas 76097
295-1148

According to the Flood Insurance Rate Map for the City of Joshua No. 48882 0019 G, revised January 6, 1999, this tract appears to be in Zone "X" (areas determined to be outside 500-year flood plain). Note location of creek shown crossing tract.

17⁷⁰ Acre
H.O. Clark
Vol. 428, Pg. 181

SURVEY
504

Inset
Scale: 1" = 30'

202 TRAILWOOD DRIVE
County Road No. 800-B)

5703 Acres

LOFTIN
No.

Approximate Centerline
Of Creek

Boundary Line
Agreements
Vol 1816, pg 454
Vol 1815, pg 428

(Record N 88°12'31" W 176.49')
Measure N 88°12'31" W 177.58

DAVID
ABSTRACT

10 ¹⁹ Acre
J.W. Parten
Vol 836, Pg 297

Being all that certain lot, tract or parcel of land situated in the DAVID LOTTON SURVEY, ABSTRACT NO. 504, in the City of Joshua, Johnson County, Texas, and being a portion of that certain 17.7 acre tract conveyed to H. O. Clark by deed recorded in Volume 428, Page 181, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4 inch iron pin found at a fence corner and at the Southeast corner of said 17.7 acre tract, same being the Southwest corner of Lot 4, Oak Haven Estates, an Addition to Johnson County, Texas, according to the Plat recorded in Volume 1, Page 227, Plat Records, Johnson County, Texas;

THENCE North 88 degrees, 12 minutes, 31 seconds West along a fence, a distance of 777.58 feet to a 3/8 inch iron pin found for corner in Trailwood Drive (County Road No. 800-B) and at the Southwest corner of said 17.7 acre tract;

THENCE North 00 degrees, 27 minutes, 01 second East along the West line of said 17.7 acre tract, and along said Trailwood Drive, a distance of 320.33 feet to a 3/8 inch iron pin found for corner;

THENCE South 88 degrees, 11 minutes, 16 seconds East, at 8.0 feet crossing the East line of said Trailwood Drive, continuing along a fence, in all a distance of 774.53 feet to a 60d nail found for corner in the East line of said 17.7 acre tract and at the Northwest corner of said Lot 4, Oak Haven Estates;

THENCE South 00 degrees, 05 minutes, 50 seconds East, along the East line of said 17.7 acre tract and said West line of Lot 4, Oak Haven Estates, a distance of 320.13 feet to the POINT OF BEGINNING and containing 5.703 acres of land, more or less, and being the same tract conveyed to Jim Berry and Monica Lynn Berry by deed recorded in Volume 3236, Page 301, Official Public Records of Johnson County, Texas'

The overhead electric line shown on survey may be the subject of a utility right-of-way easement to Johnson County Electric Cooperative Association recorded in Volume 1639, Page 990 of the Real Property Records of Johnson County, Texas although no definite location is given.

*The Boundary Line Agreements recorded in Volume 1816
Page 454 and Volume 1816, Page 458 of the Real Property
Records of Johnson County, Texas, do affect this tract.*

The right-of-way easement to Lone Star Gas Co. recorded in Volume 213, Page 140 of the Real Property Records of Johnson County, Texas, does affect this tract. We are unable to locate it. No definite location is given. Note location of gas meters shown on survey.

Registered Professional Land Surveyor No. 1104
herby this plat was prepared from a survey
and under my direction and supervision.
It is as shown and there are no visible
errors as shown.

and Professional Land Surveyor No. 15000
7/23/07



SCALE:
1" = 60'

Prof. J. E. ...
... ..