

1. ORIGINAL DOCUMENT SIZE: 34" X 36"

- ESSENTIAL NOTES**

1. EASEMENT TO LOWE STATE GAS COMPANY RECORDED IN VOLUME 816, PAGE 218, DULCITE THE TRACT OF LAND DESCRIBED IN SAID EASEMENT DOES INCLUDE THE SUBJECT PROPERTY.
2. EASEMENT TO LOWE STATE GAS COMPANY RECORDED IN VOLUME 878, PAGE 219, DULCITE THE TRACT OF LAND DESCRIBED IN SAID EASEMENT DOES INCLUDE THE SUBJECT PROPERTY.
3. EASEMENT TO KANSAS COUNTY ELECTRIC COOPERATIVE ASSOCIATION RECORDED IN VOLUME 1040, PAGE 276, DULCITE SECTION IS UNABLE TO ASSESS THE LOCATION OF THE EASEMENT AS DESCRIBED. THE TRACT OF LAND DESCRIBED IN SAID EASEMENT DOES INCLUDE SUBJECT PROPERTY.
4. EASEMENT TO BENTONWISCONSIN GAS PIPING INC. RECORDED IN VOLUME 964, PAGE 11, DULCITE SECTION IS UNABLE TO ASCERTAIN THE TOPIC OF THE LOCATION OF THE EASEMENT AS DESCRIBED. THE TRACT OF LAND DESCRIBED IN SAID EASEMENT DOES INCLUDE SUBJECT PROPERTY.

2010-2011-2012

KNOW A TRACT OF LAND SITUATED IN THE MAGNINIE A WILLIAMS TRACT, ABSTRACT NO. 404, CITY OF FORT JOHNSON, COUNTY, TEXAS AND BEING ALL OF A CALLED 1818 ACRES TRACT DESCRIBED IN VOLUME 1818, PAGE 1818 OF THE PUBLIC RECORDS OF FORT JOHNSON, COUNTY, TEXAS, AS RECORDED IN VOLUME 1818, PAGE 1818 OF THE PUBLIC RECORDS OF FORT JOHNSON, COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A POINT IN HEADQUARTERS TRACT AT THE NORTHEAST CORNER OF SAID 1818 ACRES TRACT AND THE WESTBOUND CORNER OF A CALLED 1818 ACRES TRACT DESCRIBED IN RECORD BOOKING IN VOLUME 1818, PAGE 1818, D.J. & C.

THENCE NORTH 89°00'00" EAST, WITH THE NORTH LINE OF SAID 1818 ACRES TRACT, A DISTANCE OF 440.0 FEET, TO A POINT IN SAID 1818 ACRES TRACT AT THE NORTHEAST CORNER OF SAID 1818 ACRES TRACT AND THE WESTBOUND CORNER OF A CALLED 1818 ACRES TRACT DESCRIBED IN RECORD BOOKING IN VOLUME 1818, PAGE 1818, D.J. & C.

THENCE SOUTH 01°00'00" WEST, WITH AN IRON RAIL LINE OF SAID 1818 ACRES TRACT, AND THE WEST LINE

36.271 ACRES TRACT, FASING A 1/2" IRON ROD WITH CAP FORMING "TOP-CORNER" SET AT A DISTANCE OF FEET AND CORNER FOR A TOTAL DISTANCE OF 0.9886 FEET TO A 3" METAL PIERCE POST PLACED AT A CORNER OF SAID 36.19 ACRES TRACT AND THE SOUTHWEST CORNER OF SAID 36.271 ACRES TRACT;

THENCE NORTH 09°09'00" EAST, WITH A NORTH LINE OF SAID 36.19 ACRES TRACT AND THE NORTH LINE OF 36.271 ACRES TRACT, A DISTANCE OF MEASURE SET TO A 1/2" IRON ROD PLACED AT THE EASTERMOST WORKING CORNER OF SAID 36.19 ACRES TRACT AND AT THE SOUTHWEST CORNER OF SAID 36.271 ACRES TRACT, ALSO, ALSO, ON THE NORTH LINE OF A GRAY 10-124 6454'00" 1238-00'00" SOUTHEAST

THENCE NORTH 01°31'00" EAST, WITH THE HARTWOODSOUTH EAST LINE OF SAID 80.18 ACRE TRACT AND SAID LINE OF 128.87 ACRE TRACT, A DISTANCE OF 784.74 FEET TO A 1/2" BLOW ROD POINDED BEARS SOUTH 88°11'40" EAST, A DISTANCE OF 118.87 ACRES TRACT AND AT AN ANGLE POINT ON SAID WEST LINE OF 128.87 ACRES TRACT, BEING AT THE NORTHWEST CORNER OF A CALLED 18.18 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 478, PAGE 86, D.R.G.C.T. FROM WHICH A 1/2" BLOW ROD POINDED BEARS SOUTH 88°11'40" EAST, A DISTANCE OF 784.74 FEET.

THENCE SOUTH 89°04'08" WEST, WITH THE SOUTH LINE OF SAID 80.18 ACRE TRACT AND THE NORTH LINE OF 18.8 ACRE TRACT, TO AND WITH THE NORTH LINE OF A CALLED 8.114 ACRE TRACT DESCRIBED IN DEEDS BOOK NO. 801100000048 OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.) AND TO AND WITH THE NORTH LINE OF A CALLED 8-1/8 ACRE TRACT DESCRIBED IN DEED RECORDED IN DEEDS BOOK NO. 8018-42864 OF J.C.I.T., TO AND WITH THE NORTH LINE OF A CALLED 8.876 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 5486, PAGE 181, D.U.I.C.T., A DISTANCE OF 1.968 FEET TO A 2" OAK TREE (CROWN) AT THE SOUTHWEST CORNER OF SAID 80.18 ACRE TRACT, AND FROM SAID OAK TREE

THENCE NORTH 07°00' EAST, WITH THE WESTERLYMOST WEST LINE OF SAID 30.18 ACRES TRACT AND THE
LINE OF SAID 1.865 ACRES TRACT, PASSING A 1/4" IRON NAIL WITH CAP STAMPED "FOOT WORKS" SURVEY
FOUNDED AT THE SOUTHWEST CORNER OF A CALLED 1,000 ACRES TRACT DESCRIBED IN ISSUED RECORDED
DEEDS, DEPARTMENT NO. 38, SASSARUA, O.R., J.C.T., AT A DISTANCE OF 84.16 FEET, CONTINUING WITH THE EAST 1/4
SAID 1,000 ACRES TRACT, A TOTAL DISTANCE OF 1,088.87 FEET TO A 1/4" IRON NAIL POSED AT AN ANGLE POIN
SAID WESTERLYMOST WEST LINE OF SAID 30.18 ACRES TRACT AND AT THE WESTERLY CORNER OF SAID 1/4 POIN

THENCE WITH SAID WESTERMOST WEST LINE OF 42.18 ACRES TRACT AND EAST LINE OF SAID BLOCK FOLLOWING:
NORTH 29°11' EAST, A DISTANCE OF 64.04 FEET TO A 6" INCH ROD POINING;

80' BY 110' EAST, A DISTANCE OF 18.4 FEET TO A 6" WOOD FENCE POST FOUND;
THENCE NORTH 0°00'44" EAST, CONTINUING WITH SAID WESTERLYMOST WEST LINE OF 60.18 ACRES TRACT AND
EAST LINE OF BLOCK 2, TO AND WITH THE EAST LINE OF LOT 17-A, BLOCK 2 OF CHICAGO GROVE ESTATES
ADJOINING TO THE CITY OF JONES, JOHNSON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF KNOWN
VOLUME 9, PAGE 18, P.1 C.2., TO AND WITH SAID BLOCK 2, A DISTANCE OF 846.18 FEET TO A 1/4" NAIL
FOUND AT THE WESTERLYMOST NORTHWEST CORNER OF SAID 60.18 ACRES TRACT AND ON THE SOUTH LINE
OF A 3/4 ACRES TRACT, ALSO AT THE NORTHWEST CORNER OF LOT 18 OF SAID BLOCK 2 FROM WHICH A 1/4" NAIL

FOOTED AT THEIR NORTHWEST CORNER OF SAID LOT 18 AND THE SOUTHWEST CORNER OF LOT 11 OF SAID
S REARS MOORE #940-0 WEST, A DISTANCE OF 6.30 FEET;

THENCE NORTH 89°27'46" EAST, WITH THE WESTERLYMOST NORTH LINE OF SAID 66.19 ACRES TRACT AND
SOUTH LINE OF 8.8 ACRES TRACT, A DISTANCE OF 38.85 FEET TO A 3/4" IRON ROD POINT AT AN ELL CORNER
SAID 66.19 ACRES TRACT AND THE SOUTHWEST CORNER OF SAID 8.8 ACRES TRACT;

THENCE NORTH 0°19'48" EAST, WITH THE NORTHEASTERMOST WEST LINE OF SAID 66.19 ACRES TRACT AND THE
LINE OF SAID 8.8 ACRES TRACT, 38.85 FT. ± TO AN IRON ROD POINT; 38.85 FT. ± SOUTH TO AN IRON

THAT I, FORREST C. KANACE, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NUMBER 6886, HEREBY CERTIFY THAT THIS CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER

SUBDIVISION BETWEEN DECEMBER 14, 2020 AND JANUARY 8, 2021.


FORREST C. NANCE, R.F.S. NO. 6408


FORREST C. NANCE



1/2" DIA

N80°19'36"E
27.76'
1/2" INF

CALLED DUFFY ACHES
OCTOBER 1987, PAGE 881

page

TREE TABLE	
NO.	TREE INFORMATION
28011	34" OAK/34" DIED LINE
28012	34" OAK/34" DIED LINE

0	18" OAK/18" DIED LANE	30013	30" OAK/24" DIED LANE
1	30" OAK/24" DIED LANE	30014	30" OAK/24" DIED LANE
2	18" OAK/18" DIED LANE	30018	31" OAK/24" DIED LANE
3	30" OAK/24" DIED LANE	3001T	30" OAK/24" DIED LANE

W	30" OAK/14" DEEP LARK	30019	30" OAK/14" DEEP LARK
X	30" OAK/14" DEEP LARK	30018	18" OAK/16" DEEP LARK
Y	18" OAK/14" DEEP LARK	30040	18" OAK/16" DEEP LARK
Z	30" OAK/16" DEEP LARK	30003	30" KILN/16" DEEP LARK
T	30" OAK/16" DEEP LARK	30002	40" KILN/16" DEEP LARK

1	18" GALL/18" DIED LINK	30084	18" GALL/18" DIED LINK
2	30" GALL/18" DIED LINK	30088	38" GALL/28" DIED LINK
3	18" GALL/18" DIED LINK	30089	31" KLM/18" DIED LINK
4	18" GALL/18" DIED LINK	30091	31" KLM/18" DIED LINK
5	18" GALL/18" DIED LINK	30096	38" KLM/18" DIED LINK

8	30" GALL/30" DEEP LANE	30080	18" KLM/34" DEEP LANE
9	18" GALL/18" DEEP LANE	30090	30" KLM/18" DEEP LANE
14	30" GALL/14" DEEP LANE	30051	18" KLM/18" DEEP LANE

(098°24'30"E 888.48)
NBS°06'28"E 833.05'

GATE

1/2" IN

WILKES FIFELINE
FIR NARRAGAN OCEANOGRAPHY OF TEXAS

SOUTHERN GAS PIPELINE, INC.

FIRMS FIFELINE
FIR NARRAGAN CO

50' EASTWEST
VOLUME 414, PAGE 66
D.R.I.C.T.

SOUTHWESTERN GAS PIPELINE, INC.
SPEET LAUFORER & RECONSTRUCTION
VOLUME 4184, PAGE 80
D.E.C.V.

VOLMAN AND WIFE, MILDRED VOLMAN
CALLED 10.3 AFTER
VOLUME 4TH, PAGE 18
D.R.I.C.T.

	BOUNDARY & TOPOGRAPHIC SURVEY	
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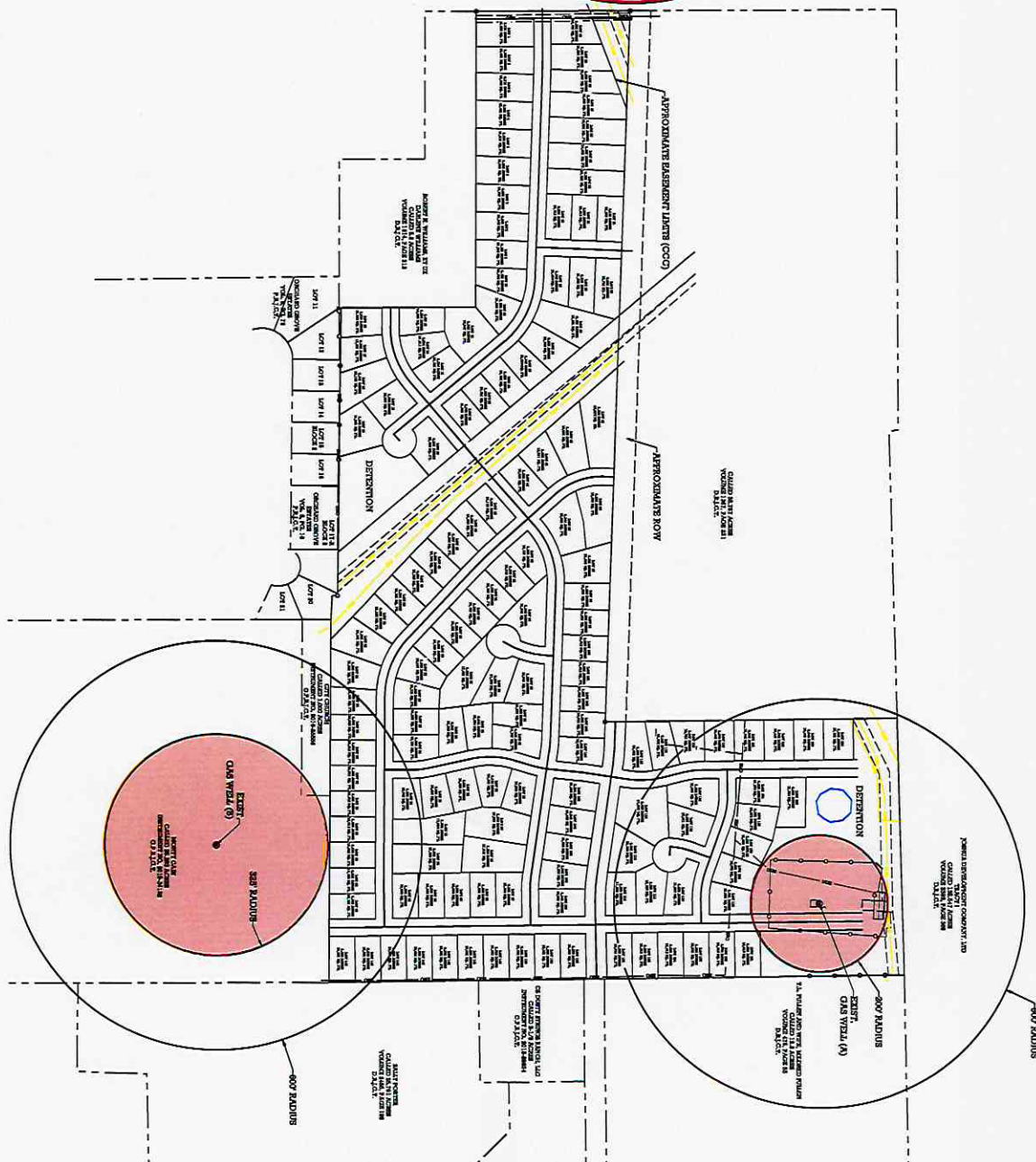
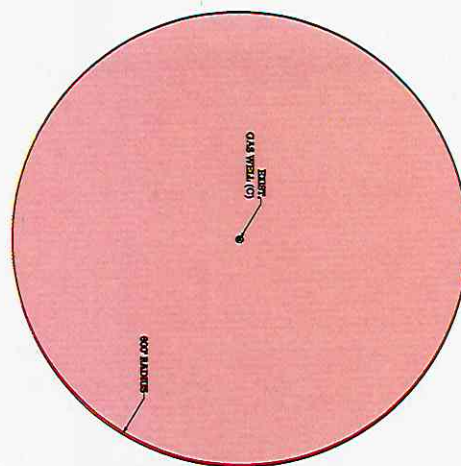
60.141 ACRES
McKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 83
CITY OF JOSHUA, JOHNSON COUNTY, TEXAS

FILE: BO_RES_20210107		RI
DRAFT: PCN	CHECK: SED	
SHEET: 1 OF 1	DATE: 01/08/2021	

LEGEND	
PROJECT/PROJECT LINE	① IMPROVEMENT POWER (AS POWER)
STANDARD LINE	② POWER POINT POWER (AS POWER)
SLUGGISH	③ 1200-1500 AMP SET WITH C&J PATTERN "TERRAMOUNT"
OVERHEAD CABLE	④ COLLECTOR CABLE
SLUGGISH/POWER	⑤ WATER VALVE (DRIVE)
SCALE OF CHARGE	⑥ MATERIALS BAY/BUCKET
ARMED WITH PUNCH	⑦ TEST PUMP
DRINK LINE PUNCH	⑧ CITY WIRE
TRUCK CABLE	⑨ TELEPHONE FEEDING
TRUCK CABLE	⑩ WIRE READ
TRUCK CABLE	⑪ AIR MONITOR
TRUCK CABLE	⑫ BOM
TRUCK CABLE	⑬ TOP
TRUCK WIRE	⑭

ABBREVIATIONS O.P.R.C.R. = OFFICIAL PUBLIC RECORDER, JOHNSON COUNTY, TEXAS D.R.C.R. = DEED RECORDER, JOHNSON COUNTY, TEXAS P.R. = PLAT RECORDER, JOHNSON COUNTY, TEXAS XEROX = XERO COPY F.O.S. = FLAT COPY OF RECORDING D.B.J. = DIAMETER AT BREATH HEIGHT	 TOPOGRAPHIC SURVEYING & MAPPING 1000 E. UNIVERSITY BLVD., SUITE 200, FORT WORTH, TEXAS 76104 (817) 342-1111 FAX (817) 342-1112 TELETYPE (817) 342-1113 WWW.TOPOMAP.COM
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BOUNDARY & TOPOGRAPHIC SURVEY		14
60.141 ACRES McKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 636 CITY OF JOSHUA, JOHNSON COUNTY, TEXAS		
FILE: 80_RES_20210107		DIVISION:
DRAFT: FCN	CHECK: RED	0
SHEET: 1 of 1	DATE: 01/08/2021	



NO.	DATE	REVISION DESCRIPTION

PRELIMINARY, THIS DRAWING SHALL NOT BE REPRODUCED FOR ANY PURPOSE AND SHALL NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

PRELIMINARY SITE PLAN

