

GENERAL NOTES

1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THE COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST NATIONAL TITLE INSURANCE COMPANY, GF NO. 21-648483-HS, EFFECTIVE DATE: MARCH 23, 2022. THIS SURVEYOR HAS NOT PERFORMED ANY RESEARCH IN REGARDS TO EASEMENTS AFFECTING THE PROPERTY. THIS SURVEYOR HAS NOT ABSTRACTED THE PROPERTY.
2. THE BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202
3. ALL CORNERS CALLED CIRS ARE 5/8" INCH CAPPED IRON RODS SET STAMPED "LONESTAR RPLS6882".
4. THIS SURVEY REFLECTS THE ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL THE UNDERGROUND UTILITIES, OR OTHER BURIED FEATURES, BUT HAS MADE AN ATTEMPT TO LOCATE THOSE VISIBLE OR INDICATED AS ACCURATELY AS POSSIBLE.

SCHEDULE B ITEMS

- F. RIGHT OF WAY TO SOUTHWESTERN BELL TELEPHONE COMPANY FROM JAMES T. OGLES ET UX, LOTTIE L., IN INSTRUMENT MAY 20, 1985, RECORDED IN VOLUME 1170, PAGE 222, OF THE REAL RECORDS OF JOHNSON COUNTY, TEXAS.
DOES NOT AFFECT
- G. RIGHT OF WAY TO SOUTHWESTERN BELL TELEPHONE COMPANY FROM JAMES OGLES AND LOTTIE OGLES, IN INSTRUMENT DATED JULY 10, 1973, RECORDED IN VOLUME 613, PAGE 487, OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS.
DOES NOT AFFECT
- H. RIGHT OF WAY TO AMERICAN TELEPHONE & TELEGRAPH CO. FROM ANGUS MCMILLAN IN INSTRUMENT DATED SEPTEMBER 20, 1926, RECORDED IN VOLUME 260, PAGE 75, DEED RECORDS OF JOHNSON COUNTY, TEXAS.
MAY AFFECT, HOWEVER, THE DESCRIPTION THEREIN IS TOO VAGUE TO PLOT
- I. EASEMENT CREATED IN INSTRUMENT EXECUTED BY W. B. EDWARDS JR. AND FRANKIE R. EDWARDS TO JOHNSON COUNTY FRESH WATER SUPPLY DISTRICT, DATED JUNE 7, 2001, FILED OCTOBER 25, 2001, RECORDED IN VOLUME 2717, PAGE 977, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS.
DOES NOT AFFECT
- J. EASEMENT CREATED IN INSTRUMENT EXECUTED BY W. B. EDWARDS AND FRANKIE B. EDWARDS TO TEXAS POWER & LIGHT COMPANY, DATED MAY 5, 1955, FILED JUNE 25, 1955, RECORDED IN VOLUME 403, PAGE 416, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS.
DOES NOT AFFECT
- K. EASEMENT CREATED IN INSTRUMENT EXECUTED BY W. B. EDWARDS JR. AND FRANKIE R. EDWARDS TO SOUTHWESTERN BELL TELEPHONE COMPANY, DATED AUGUST 25, 1973, FILED SEPTEMBER 19, 1973, RECORDED IN VOLUME 618, PAGE 785, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS.
DOES NOT AFFECT
- L. EASEMENT CREATED IN INSTRUMENT EXECUTED BY W. B. EDWARDS, JR. AND WIFE, FRANKIE EDWARDS TO JOHNSON COUNTY FRESH WATER SUPPLY DISTRICT #1, DATED JUNE 1, 1967, FILED JUNE 16, 1967, RECORDED IN VOLUME 502, PAGE 419, REAL PROPERTY RECORDS, JOHNSON COUNTY, TEXAS.
DOES NOT AFFECT

METES AND BOUNDS DESCRIPTION

BEING A 2.642 ACRE TRACT OF LAND SITUATED IN THE W.W. BYERS SURVEY, ABSTRACT NUMBER 30 AND THE E.M. THOMASON SURVEY, ABSTRACT NUMBER 827, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 2.64 ACRE TRACT OF LAND DESCRIBED BY DEED TO JERRY RICHARDSON AND WENDY RICHARDSON, CO-TRUSTEES OF THE JW3M TRUST, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2020-26983, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE SOUTHWEST CORNER OF SAID CALLED 2.64 ACRE TRACT, SAME BEING THE NORTHERNMOST CORNER OF LOT 1, BLOCK 1, OAK TRAIL ESTATES, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 817, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ON THE SOUTHEAST RIGHT-OF-WAY LINE OF NORTH MAIN STREET, A 60' RIGHT-OF-WAY:

THENCE NORTH 23 DEGREES 25 MINUTES 45 SECONDS EAST, ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE, A DISTANCE OF 445.91 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE NORTHWEST CORNER OF SAID CALLED 2.64 ACRE TRACT, SAME BEING THE UPPER SOUTHWEST CORNER OF A CALLED 10.365 ACRE TRACT OF LAND DESCRIBED BY DEED TO WILLARD T. RIDER AND DONNA L. RIDER, RECORDED IN VOLUME 2246, PAGE 80, DEED RECORDS, JOHNSON COUNTY, TEXAS:

THENCE SOUTH 75 DEGREES 45 MINUTES 53 SECONDS EAST, DEPARTING SAID RIGHT-OF-WAY LINE AND ALONG THE NORTH LINE OF SAID CALLED 2.64 ACRE TRACT, BEING COMMON WITH THE UPPER SOUTH LINE OF SAID CALLED 10.365 ACRE TRACT, A DISTANCE OF 119.99 FEET, TO A 4" STEEL FENCE CORNER POST FOUND:

THENCE SOUTH 49 DEGREES 22 MINUTES 02 SECONDS EAST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 47.12 FEET, TO A 4" STEEL FENCE CORNER POST FOUND AT THE NORTHEAST CORNER OF SAID CALLED 2.64 ACRE TRACT:

THENCE SOUTH 00 DEGREES 07 MINUTES 55 SECONDS EAST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 356.16 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT AN ANGLE POINT IN THE EAST LINE OF SAID CALLED 2.64 ACRE TRACT, SAME BEING THE LOWER SOUTHWEST CORNER OF SAID CALLED 10.365 ACRE TRACT, BEING ON THE NORTH LINE OF LOT 1, BLOCK 1, WEDGE ADDITION, AN ADDITION TO THE CITY OF JOSHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN 9, PAGE 990, PLAT RECORDS, JOHNSON COUNTY, TEXAS:

THENCE SOUTH 89 DEGREES 41 MINUTES 10 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG A SOUTH LINE OF SAID CALLED 2.64 ACRE TRACT, BEING COMMON WITH THE NORTH LINE OF SAID LOT 1, WEDGE ADDITION, A DISTANCE OF 31.30 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT AN ANGLE POINT IN SAID SOUTH LINE, SAME BEING THE NORTHWEST CORNER OF SAID LOT 1, WEDGE ADDITION:

THENCE SOUTH 00 DEGREES 05 MINUTES 07 SECONDS EAST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 116.86 FEET, TO A 6" WOOD FENCE CORNER POST FOUND AT THE SOUTHEAST CORNER OF SAID CALLED 2.64 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF LOT 4, BLOCK 1, SAID OAK TRAIL ESTATES, FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED "CBG" AT THE SOUTHEAST CORNER OF SAID LOT 4 BEARS SOUTH 01 DEGREES 09 MINUTES 08 SECONDS EAST, A DISTANCE OF 105.10 FEET:

THENCE NORTH 73 DEGREES 33 MINUTES 31 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTHWEST LINE OF SAID CALLED 2.64 ACRE TRACT, BEING COMMON WITH THE NORTHEAST LINE OF SAID BLOCK 1, OAK TRAIL ESTATES, A DISTANCE OF 57.51 FEET, TO A 6" WOOD FENCE CORNER POST FOUND AT AN ANGLE POINT IN SAID COMMON LINE, SAME BEING THE NORTHWEST CORNER OF SAID LOT 4:

THENCE NORTH 66 DEGREES 07 MINUTES 28 SECONDS WEST, CONTINUING ALONG SAID COMMON LINE, AT A DISTANCE OF 86.32 FEET, PASSING A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 3, SAID BLOCK 1, AT A DISTANCE OF 171.34 FEET, PASSING A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 2, SAID BLOCK 1, AND CONTINUING IN ALL 266.73 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 2.642 ACRES OR 115.049 SQUARE FEET OF LAND, MORE OR LESS.

FLOOD STATEMENT

ACCORDING TO COMMUNITY PANEL NUMBER 48251C0160J, DATED DECEMBER 4, 2012, THIS PROPERTY LIES WITHIN ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

BOUNDARY SURVEY OF 2.642 ACRES OF LAND SITUATED IN THE W.W. BYERS SURVEY, ABSTRACT NO. 30 AND THE E.M. THOMASON SURVEY, ABSTRACT NUMBER 827, CITY OF JOSHUA, JOHNSON COUNTY, TEXAS



—LONESTAR—
LAND SURVEYING, LLC
TBPELS FIRM# 10194707
3521 SW WILSHIRE BLVD.,
JOSHUA, TX 76058
817-935-8701
MARSHALL.MILLER@LONESTARLANDSURVEYING.COM

LEGEND

- ALL SYMBOLS MAY NOT APPLY
- BURIED UTILITY MARKER
 - TELEPHONE PEDESTAL
 - SANITARY SEWER MANHOLE
 - MAILBOX
 - SEWER CLEANOUT
 - WATER VALVE
 - FIRE HYDRANT
 - POWER POLE
 - ELECTRIC BOX
 - STORM DRAIN MANHOLE
 - SINGLE POST TRAFFIC SIGN
 - GUY WIRE
 - LIGHT POLE
 - WATER METER
 - IRRIGATION CONTROL VALVE
 - ELECTRIC METER
 - A/C UNIT
 - GAS METER
 - SEPTIC LID

DRJCT = DEED RECORDS, JOHNSON COUNTY, TEXAS
PRJCT = PLAT RECORDS, JOHNSON COUNTY, TEXAS
CCH# = COUNTY CLERK'S INSTRUMENT NUMBER
IRF = IRON ROD FOUND
IRS = 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS 6882"
OHE = OVERHEAD ELECTRIC

PROJECT NUMBER: 220335 DATE: APRIL 6, 2022
REVISED DATE:
REVISION NOTES:

SHEET 1 OF 1



SURVEYOR'S CERTIFICATION

I, MARSHALL W. MILLER, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 6882, STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SKETCH WAS PREPARED FROM THE PUBLIC RECORDS, AND FROM AN ACTUAL AND ACCURATE SURVEY OF THE PROPERTY PERFORMED ON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON APRIL 5, 2022. THE VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON. EXCEPT AS SHOWN HEREON, THERE ARE NO APPARENT ENCROACHMENTS ONTO THE PROPERTY OR APPARENT PROTRUSIONS THEREFROM. I DID NOT ABSTRACT THE TITLE TO THIS PROPERTY, NOR DID I SEARCH THE PUBLIC RECORDS FOR EASEMENTS, ADVERSE CLAIMS, OR OTHER ENCUMBRANCES THAT MIGHT AFFECT THIS PROPERTY.

EXECUTED THIS THE 6TH DAY OF APRIL, 2022.

Marshall Miller
MARSHALL W. MILLER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6882

