

SURVEY

ADDRESS: 5030 F.M. 148 & CR 262, Kaufman County, Texas.

LEGAL: All that certain lot, tract or parcel of land situated in the Friend McMahan Survey, Abstract No. 313 and the Davis Blocker Survey, Abstract No. 34, Kaufman County, Texas, same being that called 222.224 acre tract of land conveyed to Gloria Mae Wimpy and the Arlon M. Wimpey Residual Trust in Volume 1244, Page 698, Official Public Records of Kaufman County, Texas, and being more particularly described as follows:

BEGINNING at a 1 1/2 inch steel pipe found for the easterly most corner of said tract;

THENCE South 45 degrees 09 minutes 07 seconds West, passing a "Stanger" capped steel rod found at 3826.38 feet, a bent 3/4 inch steel pipe found at 3872.45 feet and a 1/2 inch steel pipe found at 3976.95 feet, in all 3988.72 feet to a point for corner;

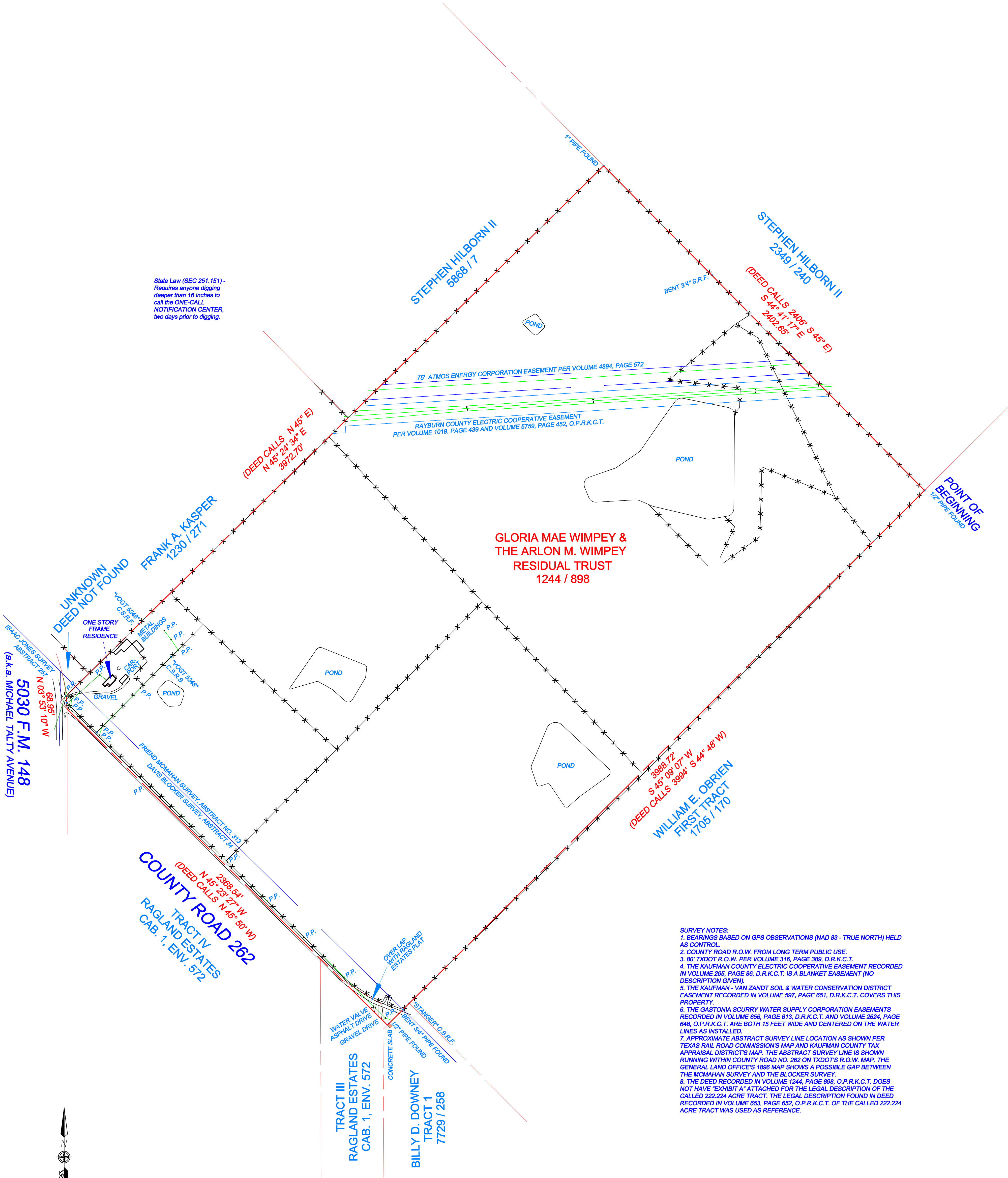
THENCE North 45 degrees 23 minutes 27 seconds West, within the right-of-way of County Road No. 262, 2368.54 feet to a point for corner;

THENCE North 03 degrees 53 minutes 10 seconds West, with the east right-of-way of Farm to Market Road No. 148, passing a 1/2 inch steel rod set and capped "Vogt 5248" at 33.18 feet, in all 68.95 feet to a 1/2 inch steel rod set and capped "Vogt 5248" for corner;

THENCE North 45 degrees 24 minutes 34 seconds East, passing a "Vogt 5248" capped steel rod found at 538.17 feet, in all 3972.70 feet to a 1 inch steel pipe found for corner;

THENCE South 44 degrees 41 minutes 17 seconds East, passing a bent 3/4 inch steel rod found at 812.38 feet, in all 2402.65 feet to the Point of Beginning and containing 221.62 acres of land.

State Law (SEC 251.151) -
Requires anyone digging
deeper than 16 inches to
call the ONE-CALL
NOTIFICATION CENTER,
two days prior to digging.



SURVEY NOTES:
1. BEARINGS BASED ON GPS OBSERVATIONS (NAD 83 - TRUE NORTH) HELD AS CONTROL.
2. COUNTY ROAD R.O.W. FROM LONG TERM PUBLIC USE.
3. 80' TXDOT R.O.W. PER VOLUME 316, PAGE 389, D.R.K.C.T.
4. THE KAUFMAN COUNTY ELECTRIC COOPERATIVE EASEMENT RECORDED IN VOLUME 285, PAGE 86, D.R.K.C.T. IS A BLANKET EASEMENT (NO DESCRIPTION GIVEN).
5. THE KAUFMAN - VAN ZANDT SOIL & WATER CONSERVATION DISTRICT EASEMENT RECORDED IN VOLUME 597, PAGE 651, D.R.K.C.T. COVERS THIS PROPERTY.
6. THE GASTONIA SCURRY WATER SUPPLY CORPORATION EASEMENTS RECORDED IN VOLUME 656, PAGE 613, D.R.K.C.T. AND VOLUME 2624, PAGE 648, O.P.R.K.C.T. ARE BOTH 15 FEET WIDE AND CENTERED ON THE WATER LINES AS INSTALLED.
7. APPROXIMATE ABSTRACT SURVEY LINE LOCATION AS SHOWN PER TEXAS RAIL ROAD COMMISSION'S MAP AND KAUFMAN COUNTY TAX APPRAISAL DISTRICT'S MAP. THE ABSTRACT SURVEY LINE IS SHOWN RUNNING WITHIN COUNTY ROAD NO. 262 ON TXDOT'S R.O.W. MAP. THE GENERAL LAND OFFICE'S 1896 MAP SHOWS A POSSIBLE GAP BETWEEN THE MCMAHAN SURVEY AND THE BLOCKER SURVEY.
8. THE DEED RECORDED IN VOLUME 1244, PAGE 698, O.P.R.K.C.T. DOES NOT HAVE "EXHIBIT A" ATTACHED FOR THE LEGAL DESCRIPTION OF THE CALLED 222.224 ACRE TRACT. THE LEGAL DESCRIPTION FOUND IN DEED RECORDED IN VOLUME 653, PAGE 652, O.P.R.K.C.T. OF THE CALLED 222.224 ACRE TRACT WAS USED AS REFERENCE.

Date: 12-18-2024
Survey No.: 24.4872
Titlework by:
G.F. No.:
Scale: 1"=250'
Purotaser:
Seller: Gloria Mae Wimpey & Arlon M. Wimpey Residual Trust

LEGEND

Steel Rod Found S.R.F. o
Steel Rod Set S.R.S. •
Fence ———
Property Line ———
Power Pole P.P. •
Water Meter Box W.M.B. —

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and that there are no VISIBLE encroachments, overlapping of improvement, easements or rights-of-way, except as shown hereon and that said property appears to have access to a public roadway.



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