

Beckman

STATE OF TEXAS:  
COUNTY OF KAUFMAN:

All that certain lot, tract or parcel of land situated in the H.J. Lynn Survey, Abstract No. 289 and the D. Parker Survey, Abstract No. 379, Kaufman County, Texas, and being a part of the Southeast one-half of a called 246.69 acre tract of land conveyed to Richard C. Browning, Jr. as recorded in Volume 622, Page 118, Deed Records, Kaufman County, Texas, being more particularly described by Metes and Bounds as follows:

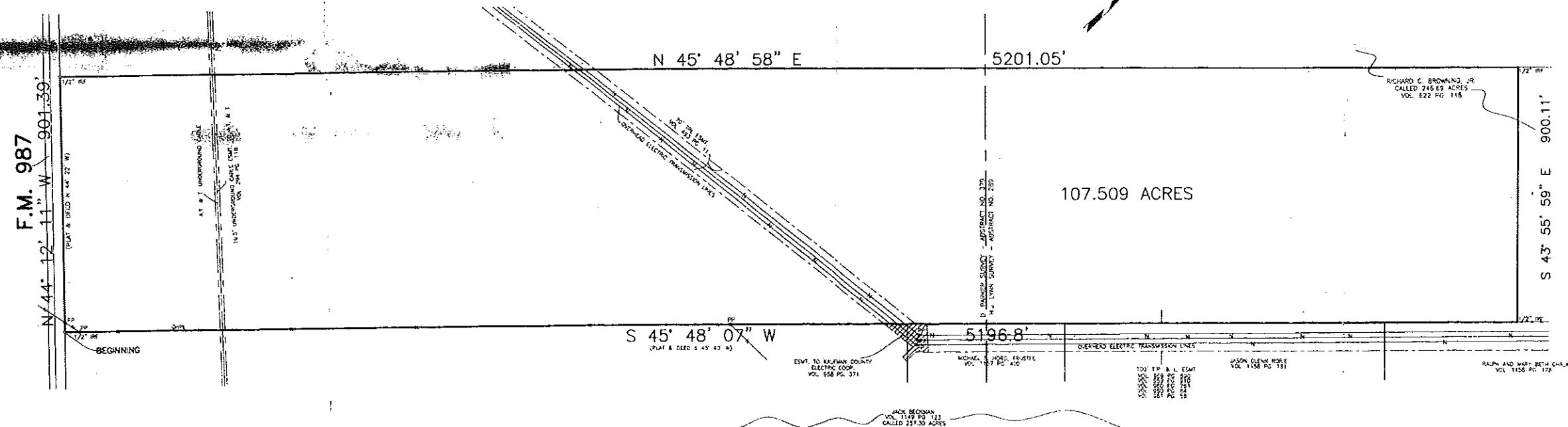
BEGINNING at a 1/4" iron rod set for corner in the Northeast right of way line of F.M. 987, said point being the South corner of said Browning tract, said point also being the West corner of a called 257.30 acre tract of land conveyed to Jack Beckman as recorded in Volume 1149, Page 123, Deed Records, Kaufman County, Texas;

THENCE North 44 degrees 12 minutes 11 seconds West, along said Northeast right of way line, a distance of 901.39 feet to a 1/4" iron rod found for corner;

THENCE North 45 degrees 48 minutes 58 seconds East, a distance of 5201.05 feet to a 1/4" iron rod found for corner;

THENCE South 43 degrees 55 minutes 59 seconds East, a distance of 900.11 feet to a 1/4" iron rod found for corner, said point being in the Northwest line of the aforementioned Beckman tract;

THENCE South 45 degrees 48 minutes 07 seconds West along said Northwest line, a distance of 5196.8 feet to the PLACE OF BEGINNING and containing 107.509 acres of land.



ENCLOSURES PROVIDED IN THE FOLLOWING VOLUME & PAGES TO THE BEST OF MY KNOWLEDGE AND BELIEF DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY.  
VOLUME 804 PAGE 83  
VOLUME 804 PAGE 85  
VOLUME 804 PAGE 86  
VOLUME 804 PAGE 87  
VOLUME 804 PAGE 105  
VOLUME 804 PAGE 109  
VOLUME 804 PAGE 113  
VOLUME 770 PAGE 162  
VOLUME 770 PAGE 181

DIRECTIONAL CONTROL TAKEN FROM OFF SITE, THE NORTHWEST LINE OF A TRACT OF LAND CONVEYED TO JASON GLEN ROSE CALLED 50.0 ACRE TRACT VOL. 1156 PG. 181

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR REPUBLIC TITLE

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

PROPERTY IS SUBJECT TO:  
BLANKET EASEMENT  
VOL. 549 PG. 189

PROPERTY IS SUBJECT TO:  
ESMT TO ROSE HILL WATER SUPPLY  
VOL. 549 PG. 189

BLANKET ESMT. TO KAUFMAN COUNTY ELECTRIC COOP., INC.  
VOL. 946 PG. 656

THE ABOVE DESCRIBED PROPERTY DOES LIE IN A FLOOD HAZARD AREA ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY FIRM NO. 48011-0122-C ZONE A, 8-1-85



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 plot, 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.

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

Registered Professional Land Surveyor RHODESSURVEYING@YAHOO.COM		7509 PENNBRIDGE CIRCLE	ROWLETT TEXAS 75088
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Scale: 1" = 200'	Date: 8-14-2005	G. F. No.: 5816835	Job no.: 55908-D
		Drawn by: T	

TITLE AND ABSTRACTING WORK FURNISHED BY REPUBLIC TITLE