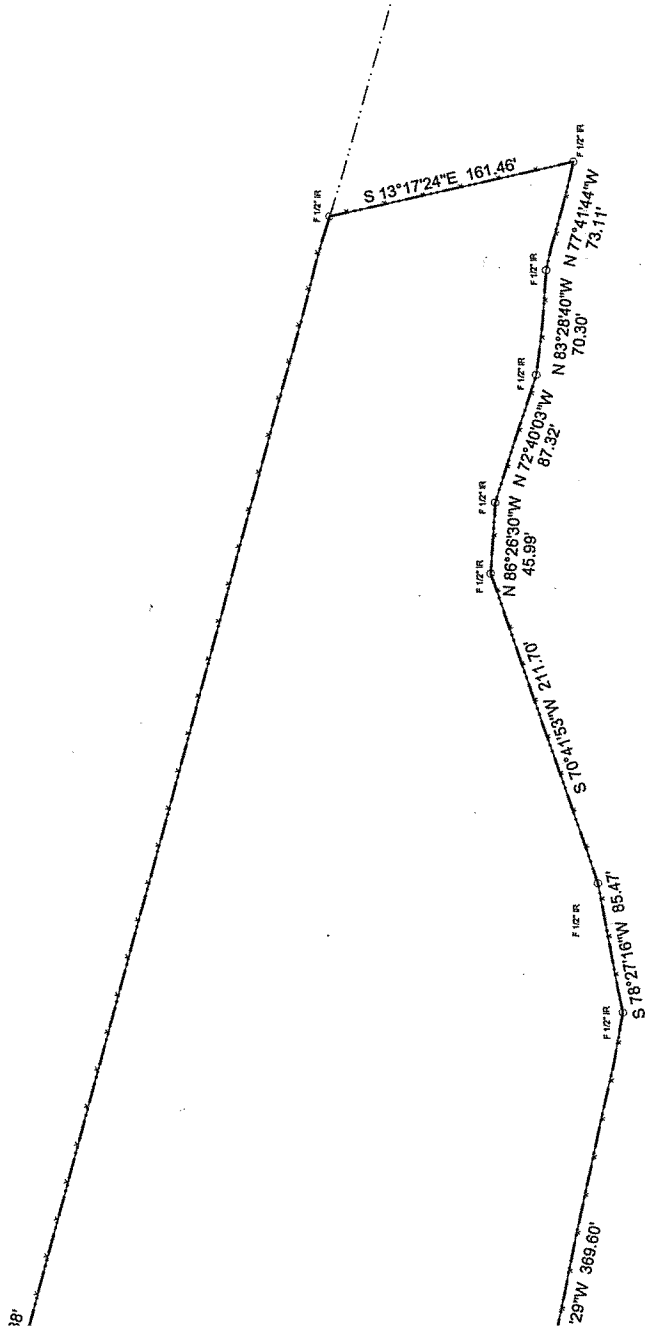


HOUSE DETAILS

OTHY & CATHERINE FREEMAN VOL. 1838 PG. 355



ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE C. LOCKHART SURVEY, ABSTRACT NO. 470 AND IN THE WILLIAM HICKMAN SURVEY, ABSTRACT NO. 393, VAN ZANDT COUNTY, TEXAS, BEING ALL THAT CERTAIN CALLED 12.665 ACRE TRACT CONVEYED BY DALE REED ET VIR, TO TERRY M. LEE ET UX IN DEED DATED JUNE 27, 1994, RECORDED IN VOLUME 1318, PAGE 512, REAL RECORDS OF VAN ZANDT COUNTY TEXAS AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS TO-WIT;

BEGINNING AT A 3/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS TRACT IN THE EAST RIGHT OF WAY OF F.M. 314 AT THE SOUTHWEST CORNER OF EDMON WATER SUPPLY CORP TRACT;

THENCE NORTH 89 DEGREES 20 MINUTES 39 SECONDS EAST, A DISTANCE OF 50.65 FEET TO A FENCE CORNER AT AN ELL CORNER OF SAID TRACT;

THENCE NORTH 22 DEGREES 00 MINUTES 53 SECONDS EAST, A DISTANCE OF 50.17 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN ELL CORNER OF SAID TRACT;

THENCE NORTH 88 DEGREES 41 MINUTES 17 SECONDS EAST, A DISTANCE OF 204.49 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE EAST LINE OF SAID WILLIAM HICKMAN SURVEY, AND IN THE WEST LINE OF SAID C. LOCKHART SURVEY;

THENCE SOUTH 74 DEGREES 54 MINUTES 57 SECONDS EAST, A DISTANCE OF 1576.88 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID TRACT;

THENCE SOUTH 13 DEGREES 17 MINUTES 24 SECONDS EAST, A DISTANCE OF 161.46 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT;

THENCE WITH THE SOUTH LINE OF SAID TRACT, NORTH 77 DEGREES 41 MINUTES 44 SECONDS WEST, A DISTANCE OF 73.11 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER; NORTH 83 DEGREES 28 MINUTES 40 SECONDS WEST, A DISTANCE OF 70.30 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER; NORTH 72 DEGREES 40 MINUTES 03 SECONDS WEST, A DISTANCE OF 87.32 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER; NORTH 86 DEGREES 26 MINUTES 30 SECONDS WEST, A DISTANCE OF 45.99 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER; SOUTH 70 DEGREES 41 MINUTES 53 SECONDS WEST, A DISTANCE OF 211.70 FEET TO A FOUND 1/2 INCH IRON ROD FOR CORNER; SOUTH 78 DEGREES 27 MINUTES 16 SECONDS WEST, A DISTANCE OF 85.47 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER; NORTH 78 DEGREES 21 MINUTES 29 SECONDS WEST, A DISTANCE OF 369.60 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER; NORTH 76 DEGREES 10 MINUTES 23 SECONDS WEST, A DISTANCE OF 404.34 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AND NORTH 68 DEGREES 56 MINUTES 02 SECONDS WEST, A DISTANCE OF 627.89 FEET TO A 3/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT IN EAST RIGHT OF WAY OF FARM MARKET ROAD NO. 314;

THENCE NORTH 21 DEGREES 41 MINUTES 52 SECONDS EAST, A DISTANCE OF 165.17 FEET TO THE PLACE OF BEGINNING AND CONTAINING 542832.65 SQUARE FEET OR 12.4617 ACRES OF LAND.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT (A) THAT THE FOREGOING SURVEY WAS MADE AND STAKED ON THE GROUND AND CORNERS ARE MARKED WITH PERMANENT MONUMENTS; (B) THE SURVEY SHOWS THE LOCATION OF ALL IMPROVEMENTS, HIGHWAYS, STREETS, ROADS, RAILROADS, RIVERS, CREEKS OR OTHER WATERWAYS, FENCES, EASEMENTS AND RIGHTS OF WAY ON OR CONTIGUOUS TO THE PROPERTY WITH ALL EASEMENTS AND RIGHTS OF WAY REFERENCED TO THEIR RECORDING INFORMATION; (C) THERE ARE NO DISCREPANCIES OR CONFLICTS IN BOUNDARIES OR VISIBLE ENCROACHMENTS, EXCEPT AS SHOWN ON THE SURVEY; (D) THE SURVEY SETS FORTH THE DIMENSIONS AND TOTAL AREA OF THE PROPERTY.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE FOR A ONE TIME CLOSING WITH GF NUMBER AND TITLE COMPANY AS SHOWN HEREON AND THE UNDERSIGNED SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN THAT FOR WHICH SAID SURVEY WAS ORIGINALLY PREPARED. SURVEY VALID ONLY WITH ORIGINAL SIGNATURE SIGNED IN RED INK.

I CERTIFY THAT THIS PROPERTY LIES IN ZONE X WHICH IS AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN PER F.E.M.A. COMMUNITY PANEL #48467C0475C

ANY REFERENCE TO FLOOD PLAIN ON THIS SURVEY IS AN ESTIMATE, BASED ON DATA AVAILABLE AND IS NOT TO BE CONSIDERED AS A DETERMINATION OF THE FLOODING POTENTIAL OF THIS PROPERTY.

NOTE:
 TERMS, CONDITIONS AND STIPULATIONS OF THE FOLLOWING BLANKET EASEMENTS:
 EDOM WATER SUPPLY CORP IN VOLUME 692, PAGE 295 AND VOLUME 725, PAGE 452
 EDOM WATER SUPPLY CORP IN VOLUME 772, PAGE 697
 WOOD COUNTY ELECTRIC COOP IN VOLUME 981, PAGE 497

NOTE:
 TERMS, CONDITIONS AND STIPULATIONS OF ORDER OF COMMISSIONERS COURT
 VAN ZANDT COUNTY TEXAS IN VOLUME 1122, PAGE 55, VOLUME 1205, PAGE 751,
 VOLUME 1385, PAGE 312 AND DOCUMENT NO. 2009-010297

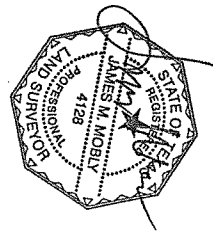
TO THE BEST OF MY KNOWLEDGE AND INFORMATION THE EASEMENT TO TEXAS POWER AND LIGHT IN VOLUME 727, PAGE 387 DOES NOT AFFECT THIS PROPERTY

TITLE COMPANY: VAN ZANDT COUNTY ABSTRACT AND TITLE

NOTE: CHECK WITH UTILITY COMPANIES FOR BURIED LINES.

ACCEPTED BY: _____

DATE: _____



MOBLY AND ASSOCIATES,
 133 W. MAIN STREET STE. 600
 GRAND PRAIRIE, TX. 75050
 972-262-1300 RPLS 4128
jmmobly@att.net

GF NUMBER	VZ13-06032
SCALE	1"=80'
DATE	4-07-2014
FILE NUMBER	14-0841
SHEET NUMBER	1