



SUBJECT TRACT FIELD NOTES:

A TRACT OF LAND IN CLAY COUNTY, TEXAS OUT OF THE C.F. STANLEY SURVEY ABSTRACT 407 LYING 0.75 MILE NORTH OF THE INTERSECTION OF FARM-TO-MARKET ROAD 2393 ("FM 2393") AND STATE HIGHWAY 79 NORTH, OUT OF A TRACT OF LAND DEEDED TO 2007 LANDRUM TX-LTD RECORDED IN VOLUME 170 PAGE 519 OFFICIAL PUBLIC RECORD OF CLAY COUNTY ("O.P.R.C.C."), AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON SPINDLE SET IN THE CENTERLINE OF SAID FM 2393 AND THE EAST LINE OF SAID ABSTRACT 407 THAT BEARS NORTH 00°17'33" EAST 4421.41 FEET FROM A BRIDGE SPIKE FOUND AT THE SOUTHEAST CORNER OF SAID ABSTRACT 407 FOR THE SOUTHEAST CORNER OF THIS DESCRIPTION;

THENCE NORTH 89°21'29" WEST ALONG THE SOUTH LINE OF SAID LANDRUM TRACT, AT 43.21 FEET PASS A 4 INCH DIAMETER PIPE CORNER POST IN THE WEST RIGHT-OF-WAY LINE OF SAID FM 2393, IN ALL A TOTAL DISTANCE OF 4192.40 FEET TO A 10 INCH DIAMETER WOOD CORNER POST FOR THE SOUTHWEST CORNER OF THIS DESCRIPTION;

THENCE NORTH 03°06'46" WEST 816.28 FEET ALONG THE WEST LINE OF SAID LANDRUM TRACT AND GENERALLY WITH A FENCE TO A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS DESCRIPTION;

THENCE SOUTH 89°21'45" EAST, AT 4194.05 PASS A 1/2 INCH IRON ROD SET IN THE WEST RIGHT-OF-WAY LINE OF SAID FM 2393, IN ALL A TOTAL DISTANCE OF 4242.96 FEET TO A COTTON SPINDLE SET IN THE EAST LINE OF SAID ABSTRACT 407 AND IN THE CENTERLINE OF SAID FM 2393, IN ALL A TOTAL DISTANCE OF 4242.96 FEET TO A COTTON SPINDLE SET FOR THE NORTHEAST CORNER OF THIS DESCRIPTION;

THENCE SOUTH 00°26'18" WEST 814.86 FEET ALONG THE EAST LINE OF SAID ABSTRACT 407 AND THE CENTERLINE OF SAID FM 2393 TO THE PLACE OF BEGINNING AND CONTAINING 78.88 ACRES OF LAND MORE OR LESS.

GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.



SURVEYOR'S NOTE:

1. NO TITLE COMMITMENT WAS PROVIDED TO THE SURVEYOR AND NO EASEMENT SEARCH WAS PERFORMED.
2. ALL SET CORNERS ARE MARKED WITH A YELLOW PLASTIC CAP OR SHINER STAMPED "PROVEN SURVEYING 10015000"
3. THIS PLAT IS THE PROPERTY OF PROVEN SURVEYING AND SHALL NOT BE ALTERED, DUPLICATED, OR ELECTRONICALLY REPRODUCED WITHOUT THE WRITTEN AUTHORIZATION OF PROVEN SURVEYING.
4. PROVEN SURVEYING ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY FOR ANY PURPOSE AFTER SIX MONTHS FROM THE LAST DATE INDICATED HEREON.
5. EVERY REASONABLE ATTEMPT WAS MADE TO INSPECT THE SUBJECT PROPERTY AND TO THE BEST OF OUR KNOWLEDGE NO VISIBLE OR APPARENT EASEMENTS OR POSSIBLE ENCROACHMENTS EXIST EXCEPT WHERE SHOWN ON THE SURVEY.

BASIS OF BEARINGS:

SOUTH 00°26'18" WEST BETWEEN FOUND MONUMENTS FOR THE CENTERLINE OF FM 2393 PER GPS OBSERVATIONS ON JANUARY 28, 2022 (SPCS83, TX4202, US SURVEY FEET, 2018 GEOID)

FLOODPLAIN INFORMATION:

THIS FLOOD STATEMENT: (I) IS PROVIDED FOR FLOOD INSURANCE PURPOSES ONLY AND IS BASED ON CURRENTLY AVAILABLE INFORMATION THAT IS SUBJECT TO CHANGE; (II) DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE; AND (III) SHALL NOT CREATE ANY LIABILITY ON THE PART OF THE SURVEYOR.

THE PROPERTY DESCRIBED HEREON DOES NOT LIE WITHIN THE SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS DELINEATED ON THAT FLOOD INSURANCE RATE MAP FOR CLAY COUNTY, TEXAS, COMMUNITY PANEL NUMBER 45077C0075D, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND DATED APRIL 2, 1991.
ZONE X

SURVEY PERFORMED EXPRESSLY FOR THE BENEFIT OF: JOHN & MARIA JERRY
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I hereby certify that this survey of this property located at 0.75 MILE N OF THE INTER. OF FM 2393 & SH 79 N
being legally described BY METES AND BOUNDS ABOVE OUT OF
THE C.F. STANLEY SURVEY ABSTRACT 407, CLAY COUNTY, TEXAS

was made on the ground; represents the facts found at the time of the survey; and substantially complies with the current Texas Society of Professional
Surveyors Standards and Specifications for a Category 1B, Condition IV Survey as of this the 30th day of MARCH, 2022.



Brad Litteken

BRAD LITTEKEN R.P.L.S. 6838

WO: 220198-0

REV:

REF: 210082-0

WCF/DLH

PROVEN SURVEYING

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