dotloop signature verification: dtlp.us/JvGM-pRpq-G384

JDB
06/01/26
2:37 PM CDT
dotloop verified

WG
06/01/26
1:34 PM CDT
dotloop verified

LEGEND

- CM CONTROLLING MONUMENT
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD FOUND (BY-LINE)
- POINT FOR CORNER
- 1/2" IRON PIPE FOUND
- POWER POLE
- A/C AIR CONDITIONING
- WATER METER
- CONCRETE R.O.W. MON
- GSD NAIL FOUND
- "X" FOUND IN CONCRETE
- UNDERGROUND ELECTRIC
- FH FIRE HYDRANT
- GAS METER
- WATER VALVE
- CONCRETE / WOOD
- COVERED CARPORT, PORCH, DECK, ETC
- OHT — OVERHEAD TELEPHONE
- OHP — OVERHEAD ELECTRIC
- PIPE FENCE
- METAL FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- CHAINLINK FENCE
- OVERHEAD ELECTRIC
- GUY WIRE
- ELECTRIC PEDESTAL
- TELEPHONE PEDESTA.
- CLEANOUT / SEPTIC LID
- ASPHALT PAVING
- GRAVEL/ROCK
- ROAD OR DRIVE

Texas 811 — Know what's below. Call before you dig.

APPROVED BY: _____

LEGAL DESCRIPTION

Being a lot, tract or parcel of land situated in the R. Hotchkiss Survey, Abstract No. 119, Rains County, Texas, and being all of that certain called 7.695 acre tract of land conveyed from Lance Rabenaldt et ux to Jason Burson, by Warranty Deed, as recorded in File #2017-2688, Official Public Records, Rains County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found with cap marked (BY-LINE) at or near the West edge of County Road No. 3332 at the Northwest corner of said 7.695 acre tract, and the Northeast corner of a 1.000 acre tract of land conveyed to Michael Holcomb, Sr. et ux, by deed recorded in Volume 318, Page 584, Real Records, Rains County, Texas, said point lying in the South line of F. M. Road No. 515, (Variable Width R.O.W.);

THENCE, North 87 Degrees 49 Minutes 53 Seconds East, along a North line of said 7.695 acre tract, and the South line of said F. M. Road No. 515, a distance of 440.69 feet to a 1/2 inch iron rod found at a Northeast corner of said 7.695 acre tract, and a Northwest corner of a 1.000 acre tract of land conveyed to Faisal Hemani, by deed recorded in Volume 517, Page 164, Official Public Records, Rains County, Texas;

THENCE, South 02 Degrees 04 Minutes 03 Seconds East, along an East line of said 7.695 acre tract, and the West line of said 1.000 acre Hemani tract, a distance of 210.74 feet to a 1/2 inch iron rod found at an ell corner of said 7.695 acre tract, and the Southwest corner of said 1.000 acre Hemani tract;

THENCE, North 88 Degrees 03 Minutes 16 Seconds East, along a North line of said 7.695 acre tract, and the South line of said 1.000 acre Hemani tract, a distance of 206.46 feet to a 1/2 inch iron rod found at a Northeast corner of said 7.695 acre tract, the Southeast corner of said 1.000 acre Hemani tract, the Southwest corner of a 1.00 acre tract of land conveyed to John Jarvis et al, by deed recorded in Volume 482, Page 361, Official Public Records, Rains County, Texas, and a Northwest corner of the remainder of a 38.67 acre tract of land conveyed to Heath Parmer, by deed recorded in File #2024-587, Official Public Records, Rains County, Texas;

THENCE, South 02 Degrees 11 Minutes 22 Seconds East, along an East line of said 7.695 acre tract, and a West line of the remainder of said 38.67 acre tract, a distance of 375.10 feet to a 1/2 inch iron rod found at the Southeast corner of said 7.695 acre tract, and the Northeast corner of a 17.107 acre tract of land conveyed to Michael York, by deed recorded in Volume 539, Page 265, Official Public Records, Rains County, Texas;

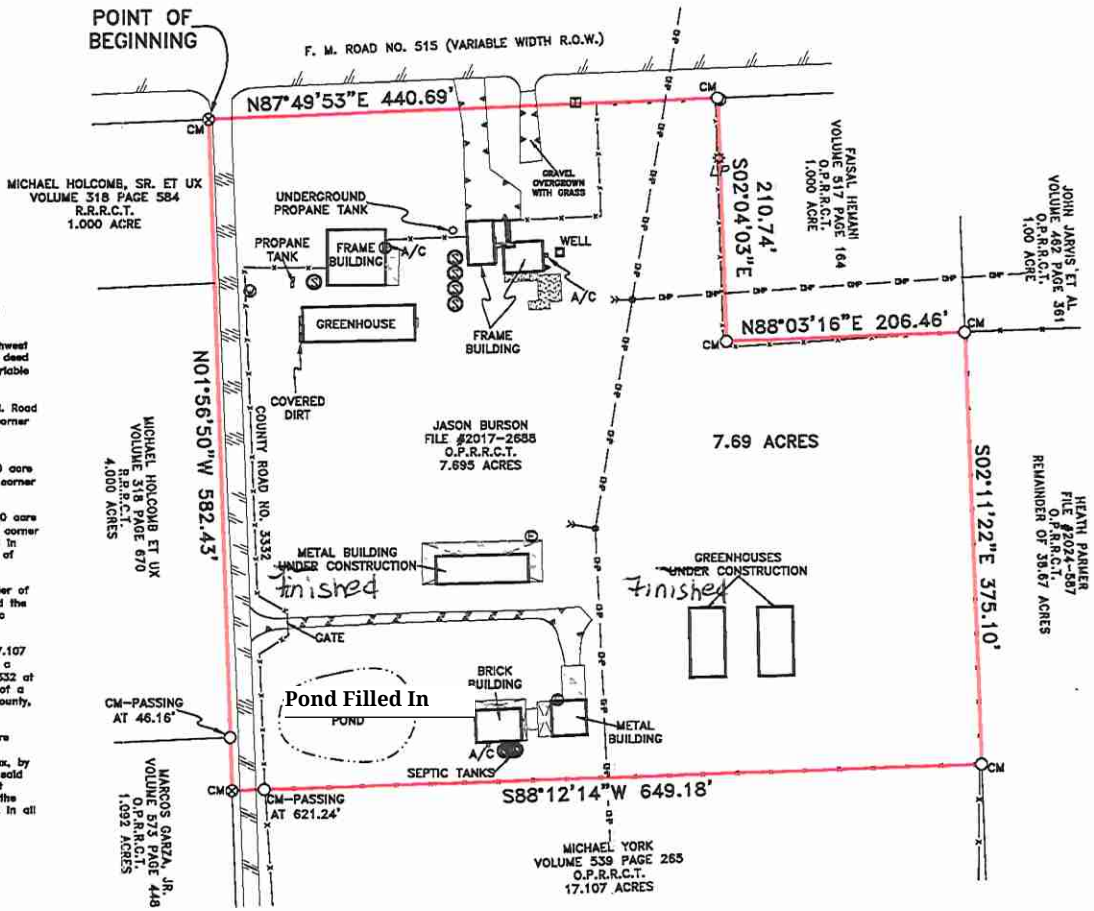
THENCE, South 88 Degrees 12 Minutes 14 Seconds West, along the South line of said 7.695 acre tract, and the North line of said 17.107 acre tract, and passing at a distance of 621.24 feet, a 1/2 inch iron rod found for witness, and continuing the same course in all a total distance of 649.18 feet to a 1/2 inch iron rod found with cap marked (BY-LINE) on the West side of said County Road No. 3332 at the Southwest corner of said 7.695 acre tract, and the Northwest corner of said 17.107 acre tract, said point lying in the East line of a 1.092 acre tract of land conveyed to Marcos Garza, Jr., by deed recorded in Volume 573, Page 448, Official Public Records, Rains County, Texas;

THENCE, North 01 Degrees 56 Minutes 50 Seconds West, along the West line of said 7.695 acre tract, the East line of said 1.092 acre tract, and the West side of said County Road No. 3332, and passing at a distance of 46.16 feet, a 1/2 inch iron rod found at the Northeast corner of said 1.092 acre tract, and the Southeast corner of a 4.000 acre tract of land conveyed to Michael Holcomb et ux, by deed recorded in Volume 318, Page 670, Real Records, Rains County, Texas, and continuing the same course along the West line of said 7.695 acre tract, the East line of said 4.000 acre tract, and the West side of said County Road No. 3332, and passing the Northeast corner of said 4.000 acre tract, and the Southeast corner of said 1.000 acre Holcomb tract, and continuing the same course along the West line of said 7.695 acre tract, the East line of said 1.000 acre Holcomb tract, and the West side of said County Road No. 3332 in all a total distance of 582.43 feet to the POINT OF BEGINNING and CONTAINING 7.69 acres of land.

I, Justin Kleam RPLS No. 5871, do hereby certify to: Jason Burson, as client: That the Plat of Survey shown hereon is a correct, and accurate representation of the property lines, and dimensions are as indicated; and EXCEPT AS SHOWN, all improvements are located within the boundaries, and there are no visible, and apparent encroachments or protrusions on the ground. Use of this survey by any other parties and/or for other purposes shall be at user's own risk, and any loss resulting from other use shall not be the responsibility of the undersigned.

BY: _____
JUSTIN KLEAM
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5871

STATE OF TEXAS — REGISTERED — JUSTIN KLEAM — 5871 — PROFESSIONAL — LAND SURVEYOR



SURVEYOR'S NOTES:
1) BEARINGS ARE BASED ON NAD 83 (2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GNSS. AREA AND DISTANCES SHOWN HEREON ARE AT GRID.
2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
3) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND MAY BE SUBJECT TO RECORD EVIDENCE WHICH IS NOT AVAILABLE FOR CONSIDERATION AT THE TIME OF THIS SURVEY.
4) THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON DEEDS AND/OR LEGAL DESCRIPTIONS OBTAINED THROUGH NORMAL RESEARCH PROCEDURES. THERE MAY BE OTHER DOCUMENTS RECORDED/UNRECORDED THAT MAY AFFECT THE SUBJECT, AND THIS SURVEY IN NO WAY IMPARTS OWNERSHIP OF ALL OR ANY PART OF THE SUBJECT AS SHOWN HEREON.
5) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.
6) PONDS SHOWN HEREON ARE APPROXIMATE IN SIZE AND LOCATION.

7.69 ACRES R. HOTCHKISS SUR. A-119 RAINS COUNTY, TEXAS F. M. ROAD NO. 515 AND COUNTY ROAD NO. 3332	
DATE:	06/22/25
SCALE:	1"=100'
JOB NO.:	2025-789
CLIENT:	JASON BURSON
TECHNICIAN:	MSD

BY-LINE SURVEYING LLC
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