

FRANCIS BOGGS
SURVY
VOL. 751 PG. 405
RECEIVED

ALL BARS
WATER FILLING

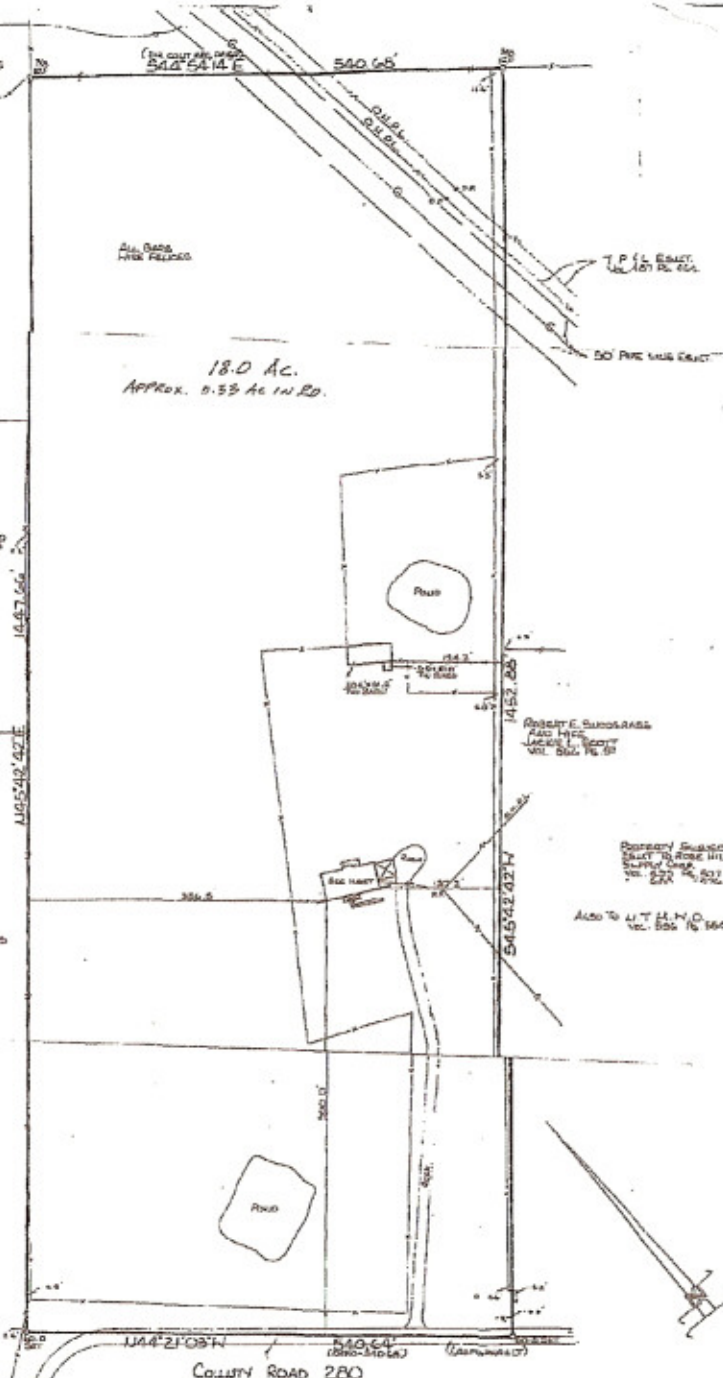
18.0 AC.
APPROX. 0.33 AC. IN RD.

JOHN CHATFIELD
VOL. 650 PG. 704

ALAN O. COLLINS
VOL. 550 PG. 485



INSET
SCALE - 1" = 20'



STATE OF TEXAS: COUNTY OF KAUFMAN:

ALL that certain lot, tract or parcel of land, part of the R. Anthony Survey, Abstract No. 1, Kaufman County, Texas, part of that certain called 100.0 acre tract conveyed to Wilson Gardner by Marie Helen Martin on March 23, 1942 and recorded in Volume 276, Page 174 of the Deed Records of Kaufman County, Texas and being that called 18.0 acre tract of land conveyed to Dan L. Gardner by deed dated June 22, 1976 recorded in Volume 615, Page 560 Deed Records of Kaufman County, Texas; and being more completely described as follows:

BEGINNING at a 3/8 inch iron rod found for corner at the occupied North corner of the above mentioned 100.0 acre tract and the called 18.0 acre tract:

THENCE South 44 degrees 54 minutes 14 seconds East, (directional control) with the Northeast line of said 100.0 acre tract, and said 18.0 acre tract, a distance of 548.68 feet to a 3/8 inch iron rod found for corner, and being the East corner of said called 18.0 acre tract, said point also being the North corner of a called 13.871 acre tract of land conveyed to Robert E. Snodgrass and wife, Jackie L. Scott by deed dated June 5, 1986, recorded in Volume 856, Page 57, Deed Records, Kaufman County, Texas;

THENCE South 45 degrees 42 minutes 42 seconds West, a distance of 1452.88 feet to 60 D-Nail set for corner in the Southwest line of said 100.0 acre tract, for the South corner of said called 18.0 acre tract, and being in the centerline of County Road 280;

THENCE North 44 degrees 31 minutes 03 seconds West, with said Southwest line and with said centerline, a distance of 548.65 feet to a 60 D-Nail set at the occupied West corner of said 100.0 acre tract, same being the West corner of the called 18.0 acre tract;

THENCE North 45 degrees 42 minutes 42 seconds East, with the occupied Northwest line of said 100.0 acre tract and the called 18.0 acre tract, a distance of 1447.66 feet to the PLACE OF BEGINNING AND CONTAINING 18.0 acres of land, of which approximately 0.330 of an acre is within the above mentioned County Road.

THE ABOVE DESCRIBED PROPERTY DOES NOT LIE IN A
FLOOD HAZARD AREA ACCORDING TO THE F.E.M.A.
FLOOD INSURANCE RATE MAP COMMUNITY FIRM NO.
400411-0125-C ZONE X 0-6-75

This plat herein is true, correct, and accurate representation of the property as described by survey, the lines and dimensions of said property being as indicated by the plat; the date, location, and type of buildings and improvements are as shown, all improvements being within 100 feet of the property, and back from property lines the distance indicated.

THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN
THIS CERTIFICATION REFLECTS THAT I HAVE, THIS DATE, MADE A
CAREFUL AND ACCURATE SURVEY ON THE GROUND OF THIS PROPERTY.



TITLE AND ABSTRACTING WORK FURNISHED BY REUBEN TITUS

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR
PURPOSES SHOWN IN TRANSMITTAL G.C.L.D. 225915
USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR
BY OTHER PARTIES SHALL BE AT THEIR RISK AND
FOR ANY LOSS RESULTING THEREFROM.

BARRY RHODES REGISTERED PROFESSIONAL LAND SURVEYOR			
7508 PENN RIDGE CIRCLE ROWLETT TEXAS 75088			
PHONE 972-475-8940		FAX 972-475-9036	
Scale 1" = 100'	DAY 11-7-2000	G.P. No 225915	Job No. 00153