

MH McDUGALD  
VOLUME 1327, PAGE 223  
D.R.V.Z.C.T.

CAROLYN THOMAS  
VOLUME 2081, PAGE 163  
O.P.R.V.Z.C.T.

FAITH PRESBYTERIAN  
CHURCH REFORMED  
VOLUME 4048, PAGE 297  
O.P.R.V.Z.C.T.

### J. HUBBLE SURVEY, ABSTRACT NO. 299

POINT OF BEGINNING  
1/2" CAPPED IRON ROD  
FOUND ("BCLS")

1/2" CAPPED  
IRON ROD SET  
("BISON CREEK")

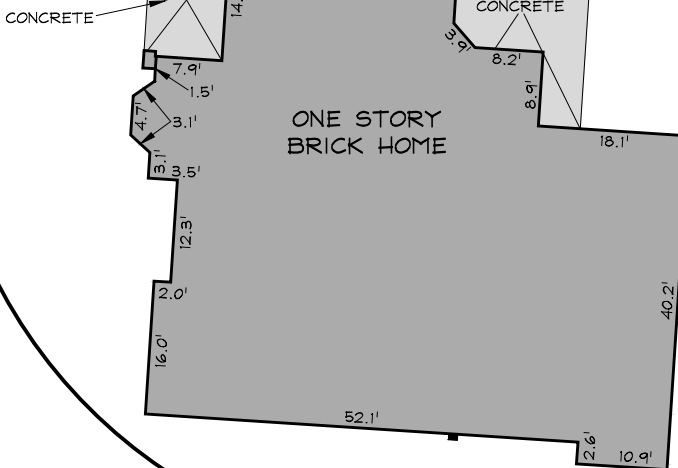
1/2" IRON  
ROD FOUND  
(REFERENCE)

SURVEYED  
10.000 ACRES  
435,600 SQ. FEET

CALLED SECOND TRACT  
H.A. HELMER JR. & DOROTHY HELMER  
VOLUME 468, PAGE 178  
D.R.K.C.T.

CALLED THIRD TRACT  
H.A. HELMER JR. & DOROTHY HELMER  
VOLUME 468, PAGE 178  
D.R.K.C.T.

DETAIL  
(NOT TO SCALE)



RAY & PEGGY HOBBS  
VOLUME 2828, PAGE 589  
D.R.V.Z.C.T.

J. SWESEY SURVEY  
ABSTRACT NO. 499

CALLED FOURTH TRACT  
H.A. HELMER JR. & DOROTHY HELMER  
VOLUME 468, PAGE 178  
D.R.K.C.T.

J. HUNTER SURVEY  
ABSTRACT NO. 216

J. HUNTER SURVEY, ABSTRACT NO. 216  
J. SWESEY SURVEY, ABSTRACT NO. 499

### METES AND BOUNDS STATE OF TEXAS COUNTY OF KAUFMAN

All that certain 10,000 acre lot, tract, or parcel of land situated in the J. Hunter Survey, Abstract No. 216, Kaufman County, Texas. Being a portion of the called Second Tract in a deed to H.A. Helmer and wife, Dorothy Helmer, recorded in Volume 468, Page 178, Deed Records, Kaufman County, Texas (D.R.K.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch capped iron rod (stamped "BCLS") found at the Northwest corner of the hereon described tract, same being the Northwest corner of said Helmer Second Tract, same being the Southwest corner of a tract of land described in a deed to MH McDougald, recorded in Volume 1327, Page 223, Deed Records, Van Zandt County, Texas (D.R.V.Z.C.T.), and being in the East Right-of-Way line of Farm to Market Road No. 2613;

THENCE South 89° 22' 13" East, along the common line of the said Helmer Second Tract and said McDougald tract, a distance of 1244.58 feet to a 1/2" capped iron rod (stamped "BISON CREEK") set for the Northeast corner of the hereon described tract, from which a 1/2" iron rod found for reference at the Southeast corner of the said McDougald tract, same being the Southwest corner of a tract of land described in a deed to Carolyn Thomas, recorded in Volume 2081, Page 163, Official Public Records, Van Zandt County, Texas, bears South 89° 22' 13" East, a distance of 426.03 feet;

THENCE South 00° 48' 01" West, severing across and through the said Helmer Second tract, a distance of 350.00 feet to a 1/2" capped iron rod (stamped "BISON CREEK") set for the Southeast corner of the hereon described tract;

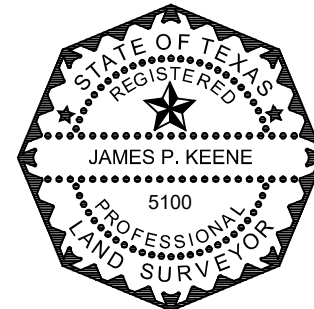
THENCE North 89° 22' 13" West, continuing across and through the said Helmer Second tract, a distance of 1244.58 feet to a 1/2" capped iron rod (stamped "BISON CREEK") set for the Southwest corner of the hereon described tract, same being in the West line of the said Helmer Second Tract, and being in the East Right-of-Way line of said Farm to Market Road No. 2613, from which a TXDOT concrete highway monument found for reference bears South 00° 48' 01" West, a distance of 1380.59 feet;

THENCE North 00° 48' 01" East, along the West line of said Helmer Second Tract and along the East line of said Farm to Market Road No. 2613, a distance of 350.00 feet to the POINT OF BEGINNING and containing 435,600 square feet or 10,000 acres of land.

### TO: CHARLES PEASE AND NIKKI PEASE

I, James P. Keene, Registered Professional Land Surveyor No. 5100, do hereby state that the survey map hereon, depicts and describes the results of an actual on the ground survey made on the 6th day of April, 2017 under my direction and supervision. This survey substantially conforms to the Minimum Standards of Practice as approved by the Texas Board of Professional Land Surveyors. This statement is not a representation of warranty of title or guarantee of ownership. This survey was performed EXCLUSIVELY for the benefit of the above noted parties.  
ANY USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREOF.

James P. Keene, R.P.L.S.  
Texas Registration No. 5100  
Date: January 19, 2018  
BISON CREEK LAND SERVICES, LLC.  
24443 IH 20  
Wills Point, Texas 75169  
Phone (903) 873-3600



### SURVEY NOTES:

- Except as shown there are no visible protrusions.
- Basis of bearing is the Texas North Central Zone, NAD 83.
- This Survey was prepared without the benefit of a current Commitment for Title Insurance. There may be additional easements, restrictions and/or other matters of record affecting the subject property that a current Commitment for Title Insurance might disclose. Neither this surveyor, nor the company in which he is employed, shall be held liable for any matters of record affecting the subject property in which the surveyor has no personal knowledge of, or was not provided unto him prior to the date in which the survey was completed.

FARM TO MARKET ROAD NO. 2613

ORIGINAL TRACT LINE

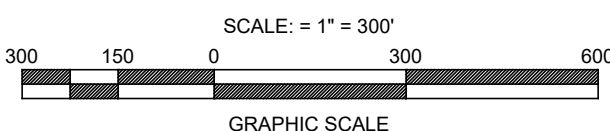
ORIGINAL TRACT LINE

SP BROWN SURVEY, ABSTRACT NO. 26

FARM TO MARKET ROAD NO. 3396

LEGEND					
▲ (CM)	=	CONTROLLING MONUMENT			
●	=	MONUMENT FOUND (AS DESCRIBED)			
⊙	=	POINT FOR CORNER			
-SL-	=	APPROXIMATE SURVEY LINE			
-X-	=	WIRE FENCE			
⚡	=	ELECTRIC POWER POLE			
⚙	=	WATER METER			
⦿	=	FIRE HYDRANT			
⦿	=	ELECTRIC PEDESTAL			
■	=	ELECTRIC METER			

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5679.58'	351.90'	351.64'	S 72°01'29" W	3°33'00"
C2	1382.39'	387.65'	386.38'	S 81°49'59" W	16°04'01"
C3	1954.91'	410.53'	409.77'	N 06°49'03" E	12°01'55"



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LAND SERVICES, LLC  
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BOUNDARY SURVEY  
BEING A 10,000 ACRE TRACT OF LAND SITUATED  
IN THE J. HUNTER SURVEY, ABSTRACT NO. 216,  
KAUFMAN COUNTY, TEXAS

CHARLES PEASE  
AND  
NIKKI PEASE

REVISION:	11/19/18 (NRD) ADDED NEW HOME
SCALE: 1" = 300'	
DATE: 01/19/18	
APPROVED BY: JPK	
DRAWN BY: NRD	
CHECKED BY: CM / MJ	
PROJECT NO. 17-4042-10a	PEASE
SHEET	1
OF 1	