

SURVEY

ADDRESS: 1100 CR 4036, Kaufman County, Texas.

LEGAL: All that certain lot, tract or parcel of land situated within the Cyrenia Kennedy Survey, Abstract No. 263, Kaufman County, Texas, same being all of that tract of land conveyed to Luis Andres Campbell et ux, Macy Campbell in Volume 4835, Page 224, Official Public Records of Kaufman County, Texas, and all of that tract of land conveyed to Luis A. Campbell and Macy R. Campbell in Volume 5414, Page 423, Official Public Records of Kaufman County, Texas, and being more particularly described as follows:

BEGINNING at a 1 inch steel rod found for the northeasterly most corner of said Campbell tracts:

THENCE South 30 degrees 22 minutes 46 seconds East, with the east right-of-way of County Road No. 4031 (p.k.a. Old Kemp Highway), passing a 1/2 inch steel rod at 41.22 feet and "5244" capped steel rods found at 434.62 feet and 643.37 feet, in all 1283.48 feet to a point for corner;

THENCE South 89 degrees 53 minutes 03 seconds West, within the right-of-way of County Road No. 4036, 932.73 feet to a point for corner;

THENCE North 30 degrees 38 minutes 04 seconds West, passing a 1/2 inch steel rod found at 25.51 feet, in all 224.09 feet to a point for corner;

THENCE South 89 degrees 54 minutes 13 seconds West, 224.65 feet to a 1/2 inch steel rod found for corner;

THENCE North 30 degrees 25 minutes 47 seconds West, 1063.18 feet to a 3 1/2 inch fence post found for corner;

THENCE South 89 degrees 59 minutes 54 seconds East, 1160.96 feet to the Point of Beginning and containing 28.53 acres of land of which approximately 2.45 acres lie within the occupied road right-of-ways.

MOORE
911 / 806

(DEED CALLS 1162.4' S 89° 48' E)
S 89° 59' 54" E
1160.96'

POINT OF
BEGINNING
1" S.R.F.

COOK
4111 / 303

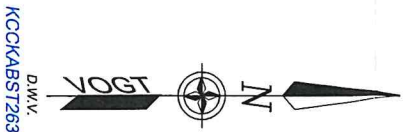
LUIS A. CAMPBELL
AND MACY R. CAMPBELL
5414 / 423

COOK
1068 / 620
N 30° 25' 47" W
1063.18'
(DEEDS CALL 1077.92' N 30° 08' 00" W)

METAL
BLDG.

LUIS ANDRES CAMPBELL
ET UX, MACY CAMPBELL
4835 / 224

METAL
BLDG.



D.M.V.
KCCKABST263TR8588

1/2" S.R.F.
P.P. P.P.
McCULLOUGH
6075 / 534

1/2" S.R.F.
P.P. P.P.

FRAME
BLDG. P.P.

ONE STORY
BRICK
RESIDENCE
GRAVEL

FRAME
BLDG. P.P.

METAL
BLDG. P.P.

FRAME
BLDG. P.P.

FRAME
BLDG. P.P.

1100 CR 4036

932.73'
(DEED CALLS 837.16' N 89° 49' 10" W)
ANDREWS
1244 / 79

- SURVEY NOTES:
1. BEARINGS BASED ON GPS OBSERVATIONS (NAD 83) HELD AS CONTROL.
 2. ROAD R.O.W. FROM LONG TERM PUBLIC USE.
 3. THIS PROPERTY IS COVERED BY THE FOLLOWING KAUFMAN - VAN ZANDT COUNTY SOIL CONSERVATION EASEMENTS: VOLUME 473, PAGE 136 R.P.R.K.C.T. AND VOLUME 537, PAGE 537, R.P.R.K.C.T.
 4. THE FOLLOWING WATER LINE EASEMENTS ARE ALL 15 FEET WIDE AND CENTERED ON THE WATER LINES AS INSTALLED: VOLUME 595, PAGE 490, R.P.R.K.C.T., VOLUME 663, PAGE 832, R.P.R.K.C.T. AND VOLUME 5083, PAGE 322, O.P.R.K.C.T.

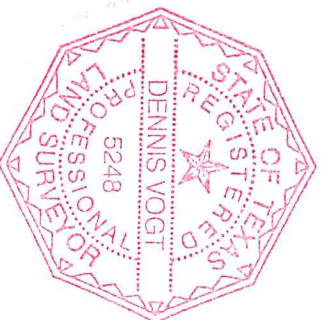
State Law (SEC 251.151) -
Requires anyone digging
deeper than 16 inches to
call the ONE-CALL
NOTIFICATION CENTER, two
days prior to digging.

LINE DATA
L1 - 224.09' N 30° 38' 04" W
(DEED CALLS N 30° 20' 17" W)
L2 - 224.65' S 89° 54' 13" W
(DEED CALLS N 89° 48' 00" W)

Date: 02-26-2020
Survey No.: 20.3860
Titlework by: Ranger Title
G.F. No.: F200191K
Scale: 1"=200'
Purchaser: McCormick
Seller: Campbell

LEGEND

- Steel Rod Found S.R.F. °
Steel Rod Set S.R.S. •
Wood Fence ---
Metal Fence -x-
Property Line =



To: Ranger Title Company, Old Republic National
Title, Synergy One Lending, Inc., Shawn D.
McCormick and Jennifer A. McCormick:
The undersigned does hereby certify that this
survey was this day made on the ground of the
property legally described hereon and that there
are no visible encroachments, overlapping of
improvement, easements or rights-of-way, except
as shown hereon and that said property appears to
have access to a public roadway.

Dennis Vogt R.P.L.S. 5248
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