

SURVEY PLAT

COPYRIGHT © DATE 06/01/2022

BEING SITUATED IN THE ENOCH POLAND SURVEY, ABSTRACT NO. 743, HILL COUNTY, TEXAS AND PART OF A CALLED 9.77 ACRE TRACT CONVEYED TO ANDREW R. AND TEISHA D. BOB. VANDEKOP AS RECORDED IN VOLUME 1911 PAGE 700, DEED RECORDS, HILL COUNTY, TEXAS. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD SET AT THE NORTHWEST CORNER OF SAID CALLED 9.77 ACRE TRACT;

THENCE N69°39'53"E, WITH THE NORTH LINE OF SAID CALLED 9.77 ACRE TRACT, 428.51' TO A 3/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO HARVIR SINGH BY DEED RECORDED IN VOLUME 2161 PAGE 692, DEED RECORDS, HILL COUNTY, TEXAS;

THENCE S32°00'35"E WITH THE WEST LINE OF SAID SINGH TRACT, 459.37' TO A 3/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID SINGH TRACT;

THENCE S78°53'05"E WITH THE SOUTH LINE OF SAID SINGH TRACT, 101.11' TO A 3/8" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID SINGH TRACT AND ON THE WEST RIGHT OF WAY LINE OF THE I-35 SERVICE ROAD AND ON THE EAST LINE OF SAID CALLED 9.77 ACRE TRACT AND ALSO BEING ON A CURVE TO THE RIGHT WHOSE RADIUS IS 6074.16' AND CHORD BEARING AND DISTANCE IS S11°25'47"W-50.82';

THENCE WITH SAID CURVE AND SAID SERVICE ROAD AN ARC DISTANCE OF 50.82' TO A 3/8" IRON ROD FOUND AT THE END OF SAID CURVE;

THENCE S22°41'10"W WITH SAID SERVICE ROAD AND SAID CALLED 9.77 ACRE TRACT, 190.38' TO A 3/8" IRON ROD SET FOR CORNER;

THENCE S62°08'47"W WITH SAID SERVICE ROAD AND SAID CALLED 9.77 ACRE TRACT, 153.45' TO A 3/8" IRON ROD SET FOR CORNER;

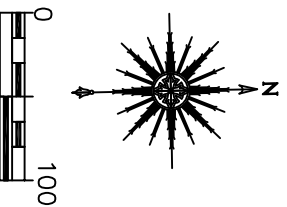
THENCE S39°05'02"W WITH SAID SERVICE ROAD AND SAID CALLED 9.77 ACRE TRACT, 183.93' TO A 3/8" IRON ROD SET AT THE SOUTHWEST CORNER OF SAID CALLED 9.77 ACRE TRACT;

THENCE N30°19'09"W WITH THE WEST LINE OF SAID CALLED 9.77 ACRE TRACT, 810.95' TO THE PLACE OF BEGINNING AND CONTAINING 7.2 ACRES OF LAND, MORE OR LESS.

NOTE: THE FOLLOWING EASEMENTS DO NOT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AFFECT THIS PROPERTY: VOL. 360/234, 397/19, 396/300, 300/381 AND 1054/433 D.R.H.C.T. NOTE: THIS PROPERTY IS SUBJECT TO THE FOLLOWING TERMS, CONDITIONS AND STIPULATIONS RECORDED IN 1220/470, 1667/663 AND 1682/821 D.R.H.C.T.

LEGEND	
	POWER POLE
	WOOD DECK
	CONCRETE
	GRAVEL
	BRICK
	SEPTIC UDS
	GAS METER
	COVERED AREA
	AC PAD
	FIRE HYDRANT
	TANK
	PROPERTY LINE
	FENCE
	BUILDING LINE
	EASEMENT LINE
	IRON ROD FOUND
	IRON ROD SET
	POWER LINE
	NOT TO SCALE
	UTILITY PEDESTAL
	ELECT. BOX
	UTILITY EASEMENT
	WATER METER
	BUILDINGS

- BASIS OF BEARING
1. BEARINGS SHOWN HEREON ARE REFERENCED TO TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
 2. ALL AREAS SHOWN HEREON ARE CALCULATED BASED ON SURFACE MEASUREMENTS
 3. ALL DISTANCES ARE MEASURED IN US SURVEY FEET.



JIMMY W. POGUE, INC.
 "Registered Professional Land Surveyors"

2106 N. HIGHWAY 67
 MIDLOTHIAN, TX 76065
 (214) 371-0866 Voice
 (214) 371-9900 Fax
 Website : www.jimmywpoque.com
 R.P.L.S. 5398

Job Number: 129683-A Date: 06/01/2022 Drawn by: KJS
 G.F. Number: 2204114W
 Title: **Company: ELLIS COUNTY TITLE**
 Certified to: **JOSHI PROPERTIES, LLC**

"I, Jimmy W. Pogue, Registered Professional Land Surveyor of the State of Texas, certify that the foregoing is a true and correct copy of the original plat as recorded in the Public Records of Hill County, Texas. The lines and dimensions of said property being as indicated by the plat. The size, location and type of above ground improvements are as shown. Corner monuments are as shown on survey. NO ABOVE GROUND ENCROACHMENTS EXIST ON SURVEY. HERE ARE NO ABOVE GROUND ENCROACHMENTS TO BE SHOWN ON SURVEY. THIS SURVEY IS BASED ON SURFACE MEASUREMENTS ONLY THAT THE PROPERTY EXIST ON THE GROUND AS SHOWN AND SURVEYED FROM A DESCRIPTION PROVIDED TO THE SURVEYOR. This Survey was performed exclusively for the parties shown hereon and is licensed for a single use. This Survey remains the property of the Jimmy W. Pogue, Inc. Unauthorized reuse is not permitted. This survey is an original work protected by United States Copyright Law and International Treaties. All rights reserved. Do not make illegal copies."

Jimmy W. Pogue
 Registered Professional Land Surveyor
 State of Texas
 No. 5398

THIS SURVEY VALID WITH EMBOSSED SEAL

