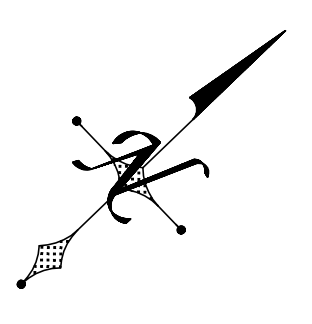
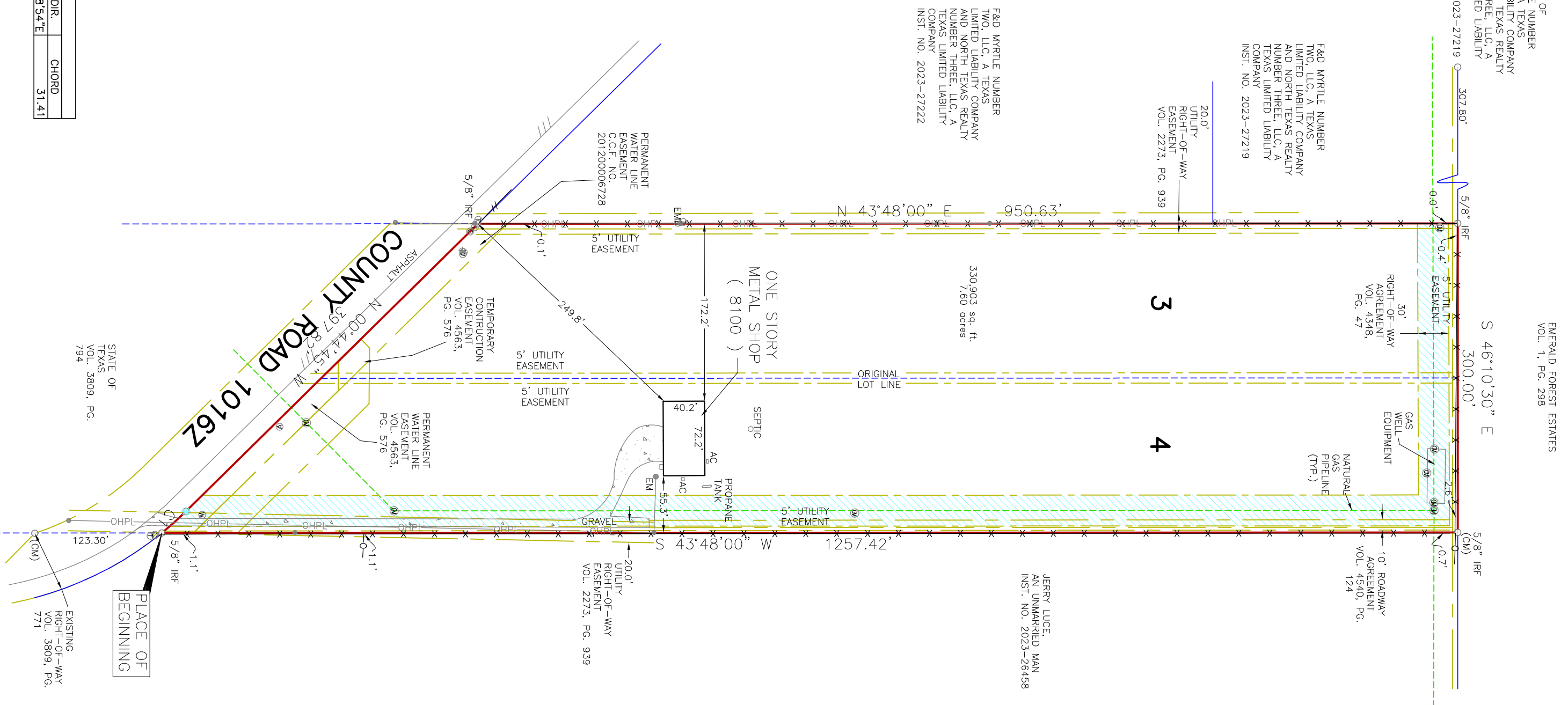


CURVE TABLE			
CURVE	LENGTH	RADIUS	CHD. DIR.
C1	31.42	330.00	527.17°
			NO15854E
			CHORD 31.41



TITLE AND ABSTRACTING WORK FURNISHED BY TIAGO TITLE



BEING a portion of Lots 3 and 4, Tamaron Park, an Addition to Johnson County, Texas, according to the Plat thereof recorded in Volume 5, Page 97, Plat Records, Johnson County, Texas (P.R.J.C.T.), being a portion of a tract of land described in deed to L.C. Hinton and wife, Betty C. Hinton, recorded in Volume 1432, Page 702, Deed Records, Johnson County, Texas (D.R.J.C.T.) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for corner in the present East line of County Road 1016Z, at the West corner of a tract of land described in deed to Jerry Luce, an unmarried man, recorded in Instrument No. 2023-26458 (D.R.J.C.T.) and at the South corner of said Hinton tract, said point being in a curve to the left, having a central angle of 05 degrees 27 minutes 17 seconds, a radius of 330.00 feet and a chord bearing and distance of North 01 degrees 58 minutes 54 seconds East, 31.41 feet;

THENCE in a Westerly direction, with the said curve to the left, an arc distance of 31.42 feet to a point for corner in the said East line of County Road 1016Z;

THENCE North 00 degrees 44 minutes 45 seconds West, with the said East line of County Road 1016Z, a distance of 397.82 feet to a 5/8 inch iron rod found at the South corner of a tract of land described in deed to F&D Myrtle Number Two, LLC, a Texas limited liability company and North Texas Realty Number Three, LLC, a Texas limited liability company, recorded in Instrument No. 2023-27222 (D.R.J.C.T.);

THENCE North 43 degrees 48 minutes 00 seconds East, a distance of 950.63 feet to a 5/8 inch iron rod found for corner in the Southwest line of Emerald Forest Estates, an Addition to Johnson County, Texas, according to the Plat thereof recorded in Volume 1, Page 298 (P.R.J.C.T.), at the East corner of a tract of land described in deed to F&D Myrtle Number Two, LLC, a Texas limited liability company and North Texas Realty Number Three, LLC, a Texas limited liability company, recorded in Instrument No. 2023-27219 (D.R.J.C.T.);

THENCE South 46 degrees 10 minutes 30 seconds East, a distance of 300.00 feet to a 5/8 inch iron rod found for corner in the said South line of Emerald Forest Estates, at the North corner of said Luce tract;

THENCE South 43 degrees 48 minutes 00 seconds West, a distance of 1257.42 feet to the PLACE OF BEGINNING and containing 330,903 square feet or 7.60 acres of land.

PROPERTY SUBJECT TO EASEMENTS & RESTRICTIONS
Volume 599, Page 826,
Volume 4493, Page 142
Volume 537, Page 2577
Volume 519, Page 2297
Volume 602, Page 248;
Volume 602, Page 285;
Volume 926, Page 71;
Volume 988, Page 346;
and Volume 999, Page 57.

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR TIAGO TITLE

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

PROPERTY SUBJECT TO EASEMENTS & RESTRICTIONS

Volume 599, Page 826,
Volume 4493, Page 142
Volume 537, Page 2577
Volume 519, Page 2297
Volume 602, Page 248;
Volume 602, Page 285;
Volume 926, Page 71;
Volume 988, Page 346;
and Volume 999, Page 57.

ESSEMENTS RECEIVED IN THE FOLLOWING VOLUME & PAGES TO THE BEST OF MY KNOWLEDGE AND BELIEF DO NOT BE SUBJECT TO THIS SURVEY. THESE HAVE BEEN RECORDED WITH THE COUNTY CLERK'S OFFICE. COUNTY CLERK'S FILE NO. 2012000089003, VOL. 37644, PG. 510, VOL. 4577, PG. 142

LEGEND
WOOD FENCE
CHAIN LINK
IRON FENCE
CONCRETE MOUNTAIN
CONCRETE POST AND RAIL
17/2" YELLOW-CAPED IRON ROD SET
1/2" YELLOW-CAPED IRON ROD SET
5/8" IRON ROD
1" IRON ROD
2" IRON ROD
4" IRON ROD
6" IRON ROD
8" IRON ROD
10" IRON ROD
12" IRON ROD
14" IRON ROD
16" IRON ROD
18" IRON ROD
20" IRON ROD
24" IRON ROD
30" IRON ROD
36" IRON ROD
42" IRON ROD
48" IRON ROD
54" IRON ROD
60" IRON ROD
66" IRON ROD
72" IRON ROD
78" IRON ROD
84" IRON ROD
90" IRON ROD
96" IRON ROD
102" IRON ROD
108" IRON ROD
114" IRON ROD
120" IRON ROD
126" IRON ROD
132" IRON ROD
138" IRON ROD
144" IRON ROD
150" IRON ROD
156" IRON ROD
162" IRON ROD
168" IRON ROD
174" IRON ROD
180" IRON ROD
186" IRON ROD
192" IRON ROD
198" IRON ROD
204" IRON ROD
210" IRON ROD
216" IRON ROD
222" IRON ROD
228" IRON ROD
234" IRON ROD
240" IRON ROD
246" IRON ROD
252" IRON ROD
258" IRON ROD
264" IRON ROD
270" IRON ROD
276" IRON ROD
282" IRON ROD
288" IRON ROD
294" IRON ROD
300" IRON ROD
306" IRON ROD
312" IRON ROD
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324" IRON ROD
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438" IRON ROD
444" IRON ROD
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456" IRON ROD
462" IRON ROD
468" IRON ROD
474" IRON ROD
480" IRON ROD
486" IRON ROD
492" IRON ROD
498" IRON ROD
504" IRON ROD
510" IRON ROD
516" IRON ROD
522" IRON ROD
528" IRON ROD
534" IRON ROD
540" IRON ROD
546" IRON ROD
552" IRON ROD
558" IRON ROD
564" IRON ROD
570" IRON ROD
576" IRON ROD
582" IRON ROD
588" IRON ROD
594" IRON ROD
600" IRON ROD
606" IRON ROD
612" IRON ROD
618" IRON ROD
624" IRON ROD
630" IRON ROD
636" IRON ROD
642" IRON ROD
648" IRON ROD
654" IRON ROD
660" IRON ROD
666" IRON ROD
672" IRON ROD
678" IRON ROD
684" IRON ROD
690" IRON ROD
696" IRON ROD
702" IRON ROD
708" IRON ROD
714" IRON ROD
720" IRON ROD
726" IRON ROD
732" IRON ROD
738" IRON ROD
744" IRON ROD
750" IRON ROD
756" IRON ROD
762" IRON ROD
768" IRON ROD
774" IRON ROD
780" IRON ROD
786" IRON ROD
792" IRON ROD
798" IRON ROD
804" IRON ROD
810" IRON ROD
816" IRON ROD
822" IRON ROD
828" IRON ROD
834" IRON ROD
840" IRON ROD
846" IRON ROD
852" IRON ROD
858" IRON ROD
864" IRON ROD
870" IRON ROD
876" IRON ROD
882" IRON ROD
888" IRON ROD
894" IRON ROD
900" IRON ROD
906" IRON ROD
912" IRON ROD
918" IRON ROD
924" IRON ROD
930" IRON ROD
936" IRON ROD
942" IRON ROD
948" IRON ROD
954" IRON ROD
960" IRON ROD
966" IRON ROD
972" IRON ROD
978" IRON ROD
984" IRON ROD
990" IRON ROD
996" IRON ROD
1002" IRON ROD



ACCEPTED BY: _____

TIAGO TITLE

SURVEY PLAT

BURNS SURVEYING

2701 SUNSET RIDGE DRIVE, STE. 303
ROCKWALL, TEXAS 75082

Scale: 1" = 100'

Date: 8/26/2024

G. F. No.: TXA338668

Job no.: 202407291

Drawn by: CMR

FIRM REGISTRATION NO. 10194366

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. _____ in _____ JOHNSON COUNTY, Texas.

The plot hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plot; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

STATE OF TEXAS
COUNTY OF JOHNSON
Barry S. Rhodes
Professional Land Surveyor
No. 3691



TITLE AND ABSTRACTING WORK FURNISHED BY TIAGO TITLE