

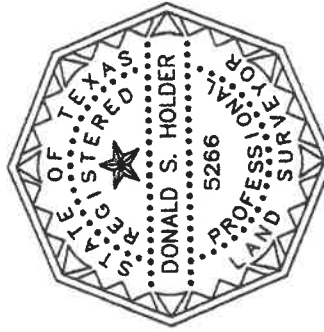
P.O.C.  
1/2" IRF

F. GOSSETT SURVEY, A-86

0.489 ACRES  
WITHIN 30' EASEMENT

REMAINDER OF  
WELDON & JAMIE IRBY  
FAMILY TRUST  
20140000017792

LINE	BEARING	DISTANCE
L1	S 00°01'14" E	303.37'
L2	S 00°01'14" E	30.00'
L3	N 89°18'19" W	709.47'
L4	N 00°00'00" W	30.00'
L5	S 89°18'19" E	709.46'



*Donald S. Holder*

- 1 - 1 - WOOD FENCE
- \* - \* - BARBED WIRE FENCE
- 0 - 0 - CHAINLINK FENCE

- ▽ UNDERGROUND CABLE MARKER
- ⊙ POWER POLE
- ⊙ WATER VALVE
- ⊙ MAILBOX
- ⊙ WATER METER
- ⊙ FIRE HYDRANT
- ⊙ CLEAN OUT
- ⊙ GAS METER
- ⊙ ELECTRIC METER
- ⊙ TELEPHONE PEDESTAL

**Owens Land Surveying**  
 FIRM REG. CERT. #10022400  
 (903) 450-9837 / (903) 450-9875  
 P.O. BOX 1025  
 GREENVILLE, TX 75403  
 www.owenslandsurveying.com

DATE: NOV. 3, 2021  
 DRAWN BY: S. HOLDER

SCALE: 1" = 100'  
 JOB NO.: 2021-656

ERRY CAMPBELL BLVD.

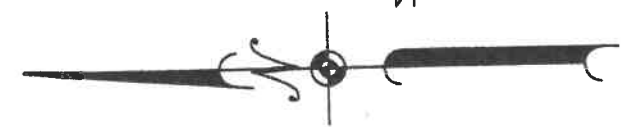
P.O.B.

TOWER ANCHOR

TOWER

TOWER ANCHOR

GRAVEL DRIVE



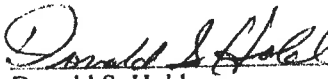
## LEGAL DESCRIPTION

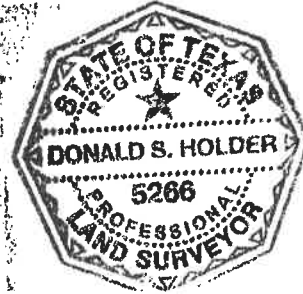
...ING a tract or parcel of land situated in Rockwall County, Texas, being part of the F. Gossett Survey, Abstract No. 86, being part of a 24.2377 acre tract of land as described in a Special Warranty Deed from Weldon A. Irby to Weldon A. Irby and Jamie B. Irby, Trustees of the Weldon and Jamie Irby Family Trust as recorded in/under Document No. 20140000017792 of the Official Public Records of Rockwall County, Texas and being further described as follows:

COMMENCING from a 1/2 inch iron rod found at the northeast corner of said 24.2377 acre tract on the west line of Erby Campbell Blvd.;  
THENCE S 00°01'14" E along the east line of said 24.2377 acre tract and the west line of Erby Campbell Blvd., a distance of 303.37 feet to a point at the Point of Beginning and being further described as follows:  
THENCE S 00°01'14" E along the east line of said 24.2377 acre tract and the west line of Erby Campbell Blvd., a distance of 30.00 feet to a point for a corner;  
THENCE N 89°18'19" W a distance of 709.47 feet to a point for a corner;  
THENCE N 00°00'00" W a distance of 30.00 feet to a point for a corner;  
THENCE S 89°18'19" E a distance of 709.46 feet returning to the Point of Beginning and containing 0.489 acre of land.

## SURVEYOR'S CERTIFICATE

I, Donald S. Holder, Registered Professional Land Surveyor, State of Texas, hereby certify that the plat hereon is a true and correct representation of the property as determined by survey on the ground, the lines and dimensions of said property being indicated by the plat, the visible improvements are within the boundaries of the property set back from the property lines the distances indicated and there are NO VISIBLE ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, except as shown on the plat.

  
Donald S. Holder  
R.P.L.S. No. 5266



Date: November 3, 2021  
Scale: 1" = 100'

### NOTES:

1. Bearings are based on WGS84.
2. According to the Flood Insurance Rate Map No. 48397C0055L dated September 26, 2008, published by The Federal Emergency Management Agency, the subject property lies within Flood Zone "X" and is not shown to be within a special flood hazard area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.