

Drafter: BN  
 Revision: MM | 2019-04-11  
 Revision:  
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**NOTE REGARDING UTILITIES:**  
 Utility locations are per observed and sources listed below:  
 DIG-TESS - ticket number(s) 1875505019.  
 GIS MAPS - water line was located per Forney Lake Water Supply (972) 722-3203,  
 and no maps or plans were provided to the surveyor.

- LEGEND OF SYMBOLS**
- air conditioner
  - borehole
  - cable tv
  - electric meter
  - fence or handrail
  - fire dept. connection
  - fire hydrant
  - guard rail
  - grease trap
  - bollard
  - grate inlet
  - gas meter
  - gas line
  - utility pole anchor
  - irrigation valve
  - landscape or tree line
  - landscape electric box
  - landscape light
  - light pole
  - mailbox
  - monitoring well
  - overhead utility lines
  - pool equipment
  - road sign
  - roof drain
  - silt fence
  - spot elevation
  - sanitary sewer manhole
  - sanitary sewer pipe
  - storm water manhole
  - storm water pipe
  - telephone manhole
  - tank fill lid
  - telephone riser
  - traffic signal pole
  - unknown manhole
  - utility clean out
  - utility cabinet
  - utility vault
  - utility markings (line color = color of markings)
  - utility pole
  - utility pole with riser
  - utility sign
  - water shutoff
  - water valve
  - water manhole
  - water meter
  - well
  - water line
  - one-foot contour lines
  - tree trunk (not canopy)
  - caliper inches at breast height
  - ornamental tree

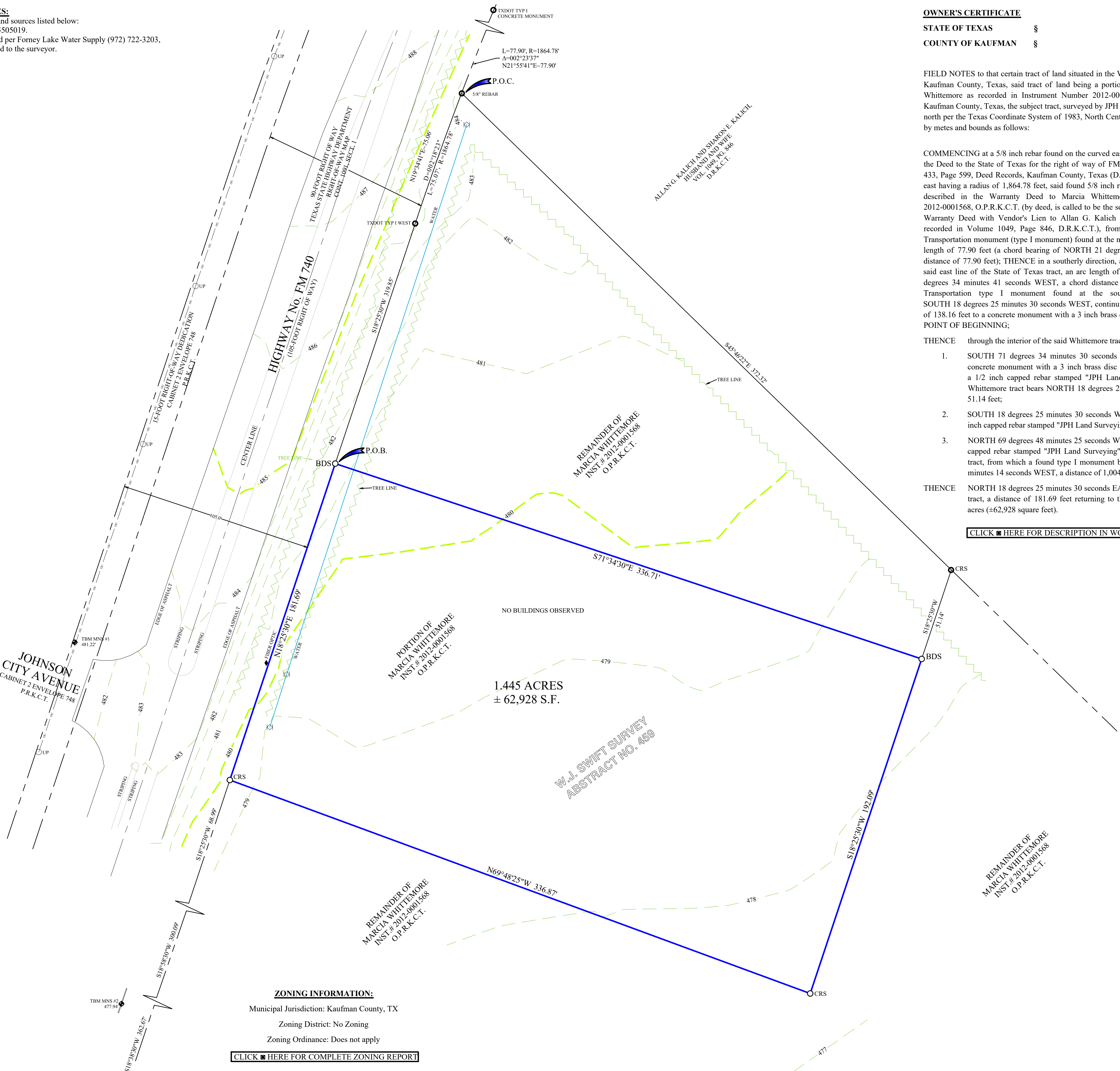
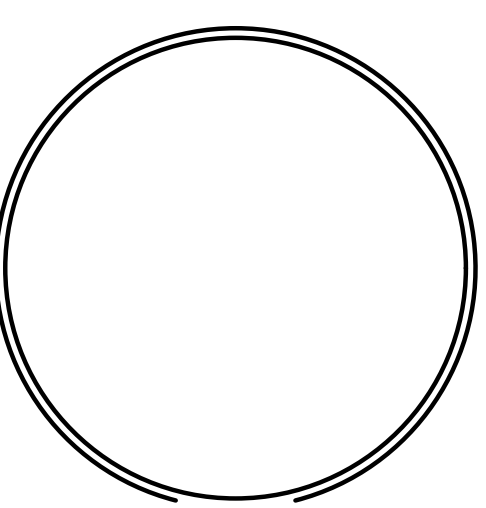
NOTE - Some items may not pertain to this survey. The identification is subject to interpretation, verification may be required.

**UTILITY WARNING**  
 811 or other similar utility locate requests (DIG-TESS) may be ignored or result in an incomplete response, in which case utilities may not have been marked, or not completely marked, at the time the fieldwork was performed for this survey. Therefore, other utilities may exist which are not shown on this survey. With regard to Table A, item 11 \*(if addressed), source information from plans and markings have been combined with observed evidence of utilities pursuant to Section 5.E.IV. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.

**FLOOD ZONE CLASSIFICATION**  
 This property lies within NON-SHADED ZONE(S) X of the Flood Insurance Rate Map for Kaufman County, Texas and Incorporated Areas, map no. 48257C0040D, dated 2012/07/03, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.

**MONUMENTS / DATUMS / BEARING BASIS**  
**Monuments are found if not marked MNS or CRS.**  
 CRS ○ 1/2" rebar stamped "JPH Land Surveying" set  
 MNS ○ Mag nail & washer stamped "JPH Land Surveying" set  
 TBM ○ Site benchmark (see vicinity map for general location)  
 ○ Vertex or common point (not a monument)  
 Coordinate values, if shown, are US.SyFt./TxCS;83,NCZ Elevations, if shown, are NAVD'88  
 Bearings are based on grid north (TxCS;83,NCZ)  
 TYPE I ○ TxDOT Right of Way tapered concrete monument.  
 TYPE II ○ TxDOT Right of Way bronze cap in concrete.  
 TYPE III ○ TxDOT Right of Way aluminum cap.  
 BDS ○ 3" Brass Disk Set Stamped "JPH Land Surveying"

**LEGEND OF ABBREVIATIONS**  
 US.SyFt United States Survey Feet  
 TxCS;83,NCZ Texas Coordinate System of 1983, North Central Zone  
 NAVD'88 North American Vertical Datum of 1988  
 P.R.K.C.T. Plat Records of Kaufman County, Texas  
 O.P.R.K.C.T. Official Public Records of Kaufman County, Texas  
 D.R.K.C.T. Deed Records of Kaufman County, Texas  
 VOL/Pg/Inst# Volume/Page/Instrument Number  
 POB/POC Point of Beginning/Point of Commencing  
 ESMT/BL Easement/Building Line



**ZONING INFORMATION:**  
 Municipal Jurisdiction: Kaufman County, TX  
 Zoning District: No Zoning  
 Zoning Ordinance: Does not apply  
[CLICK HERE FOR COMPLETE ZONING REPORT](#)

Development Regulations	
Regulation	Requirement
<b>Setbacks</b>	
Building Front	No minimum
Side	No minimum
Rear	No minimum
<b>Height</b>	
Principal Building(s)	No maximum
<b>Site Area</b>	
Lot Area	No minimum
Lot Width	No minimum
<b>Density</b>	
Floor Area Ratio	No maximum
Building Coverage	No maximum
<b>Parking</b>	
Parking Formula	No minimum

**OWNER'S CERTIFICATE**  
 STATE OF TEXAS §  
 COUNTY OF KAUFMAN §

FIELD NOTES to that certain tract of land situated in the W. J. Swift Survey, Abstract Number 459 in Kaufman County, Texas, said tract of land being a portion of that certain tract described to Marcia Whittemore as recorded in Instrument Number 2012-0001568 in the Official Public Records of Kaufman County, Texas, the subject tract, surveyed by JPH Land Surveying, Inc., (Bearing basis is grid north per the Texas Coordinate System of 1983, North Central Zone) being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch rebar found on the curved east line of the 90-foot wide tract described in the Deed to the State of Texas for the right of way of FM Highway Number 740 recorded in Volume 433, Page 599, Deed Records, Kaufman County, Texas (D.R.K.C.T.), said curve being concave to the east having a radius of 1,864.78 feet, said found 5/8 inch rebar being the northwest corner of the tract described in the Warranty Deed to Marcia Whittemore recorded under Instrument Number 2012-0001568, O.P.R.K.C.T. (by deed, is called to be the southwest corner of the tract described in the Warranty Deed with Vendor's Lien to Allan G. Kalich and Sharon E. Kalich, husband and wife recorded in Volume 1049, Page 846, D.R.K.C.T.), from which a concrete Texas Department of Transportation monument (type I monument) found at the north terminus of the said curve bears an arc length of 77.90 feet (a chord bearing of NORTH 21 degrees 55 minutes 41 seconds EAST, a chord distance of 77.90 feet); THENCE in a southerly direction, along the arc of the said curve and with the said east line of the State of Texas tract, an arc length of 75.07 feet (a chord bearing of SOUTH 19 degrees 34 minutes 41 seconds WEST, a chord distance of 75.06 feet) to a Texas Department of Transportation type I monument found at the south terminus of the curve; THENCE SOUTH 18 degrees 25 minutes 30 seconds WEST, continuing with the State of Texas tract, a distance of 138.16 feet to a concrete monument with a 3 inch brass disc stamped "WITT. ADD. JPH" set at the POINT OF BEGINNING;

THENCE through the interior of the said Whittemore tract, the following calls:  
 1. SOUTH 71 degrees 34 minutes 30 seconds EAST, a distance of 336.71 feet to a set concrete monument with a 3 inch brass disc stamped "WITT. ADD. JPH", from which a 1/2 inch capped rebar stamped "JPH Land Surveying" set on the north line of the Whittemore tract bears NORTH 18 degrees 25 minutes 30 seconds EAST, a distance of 51.14 feet;  
 2. SOUTH 18 degrees 25 minutes 30 seconds WEST, a distance of 192.09 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying";  
 3. NORTH 69 degrees 48 minutes 25 seconds WEST, a distance of 336.87 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set on the east line of the State of Texas tract, from which a found type I monument bears a direct tie of SOUTH 19 degrees 54 minutes 14 seconds WEST, a distance of 1,004.41 feet;  
 THENCE NORTH 18 degrees 25 minutes 30 seconds EAST, with the east line of the State of Texas tract, a distance of 181.69 feet returning to the Point of Beginning and enclosing 1,445 acres (±62,928 square feet).

[CLICK HERE FOR DESCRIPTION IN WORD FORMAT](#)

**TITLE COMMITMENT NOTES:**

This survey was performed with the benefit of a title commitment provided by Fidelity National Title Insurance Company, GF# FT-44122-4412216204-LE, Commitment # 4412216204, effective January 6, 2019, and issued March 27, 2019. Complete copies of the record description of the property, any record easements benefiting the property, the record easements or servitudes and covenants affecting the property ("Record Documents"), documents of record referred to in the Record Documents, and any other documents containing desired information affecting the property being surveyed and to which the survey shall make reference were not provided to this surveyor for notation on the survey **except for those items listed within Schedule B of said commitment.** Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.

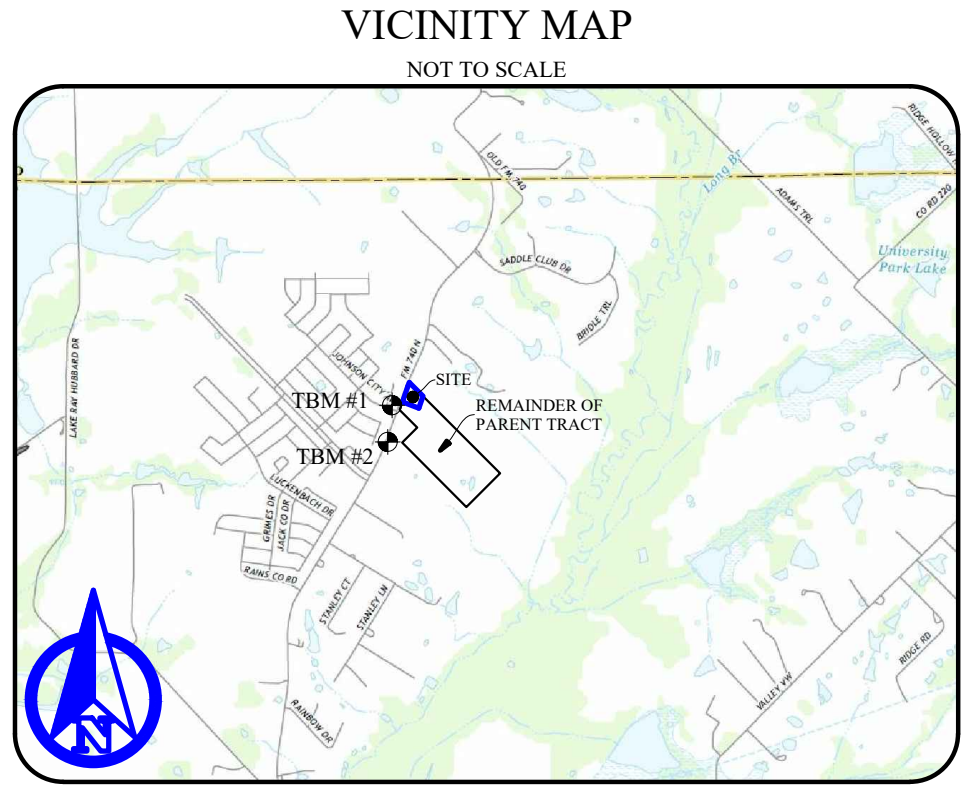
The following Schedule B items were addressed according to the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys Section 6(c)(i):

Schedule B Exception #	Recording Information	Label Grid Location (see edge of sheet for grid values)	Shown on the survey, lines within or touches the surveyed property	Not shown on the survey	(a) the location could not be determined from the record document of the easement	(b) the location could not be determined from the record document of the easement	(c) the location could not be determined from the record document of the easement	(d) the location could not be determined from the record document of the easement	(e) the location could not be determined from the record document of the easement	(f) the location could not be determined from the record document of the easement	(g) the location could not be determined from the record document of the easement
10e.	Easement, Vol. 423, Pg. 550, D.R.K.C.T.			X							
10g.*	Easement, Vol. 491, Pg. 531, D.R.K.C.T.		X	X							

\* THIS EASEMENT IS BASED UPON THE CENTER LINE OF PIPE AS INSTALLED. THEREFORE, THIS EASEMENT CANNOT BE DEPICTED ACCURATELY WITHOUT EXCAVATION TO EXPOSE THE PIPE LOCATION.

**SURVEYOR'S NOTES:**

- Benchmark #1 is a mag nail with a washer stamped "JPH LAND SURVEYING" set at the east end of the concrete sidewalk on the north side of Johnson City Avenue next to the west right of way of FM 740. Benchmark Elevation = 481.22' (NAVD'88).
- Benchmark #2 is a mag nail with a washer stamped "JPH LAND SURVEYING" set on the center of the top of the headwall on the east side of FM 740, which is located approximately 360 feet south of the intersection of Johnson City Avenue and FM 740. Benchmark Elevation = 477.94' (NAVD'88).
- Zoning Survey Summary provided by Key Zoning Assessments, LLC, W5663 Castaway Drive, New Lisbon, WI 53950 (608) 565-3164, Site Number 2018.1239.5 Final, Dated: September 17, 2018 - see zoning information this sheet.
- No parking stripes were observed in the process of conducting the fieldwork.
- Subject tract is located approximately 60 feet southeasterly from the intersection of Johnson City Avenue and FM 740.
- No evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- There is no visible evidence of physical access (e.g. curb cuts, driveways) to any abutting streets, highways, or other public or private ways.



**ALTA / NSPS LAND TITLE SURVEY**  
**1.445 ACRES**  
 SITUATED IN THE  
**W. J. SWIFT SURVEY**  
**ABSTRACT NO. 459**  
 KAUFMAN COUNTY, TEXAS  
 CITY OF DALLAS EXTRA TERRITORIAL JURISDICTION  
 ADDRESS: FM 740 (PER APPRAISAL DISTRICT)