

LEGEND

IRF	IRON ROD FOUND
CIRF	IRON ROD FOUND WITH A PLASTIC CAP
CSS	COTTON SPINDLE SET
IRS	IRON ROD SET WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING"
SFP (C.M.)	STEEL FENCE POST FOUND
-GAS-	CONTROLLING MONUMENT UNDERGROUND GAS LINE
-X-	WIRE FENCE
-E-	OVERHEAD ELECTRIC LINE
-SS-	SANITARY SEWER LINE
-O-	CHAIN LINK FENCE
PP	POWER POLE
GUY	GUY ANCHOR
CMP	CORRUGATED METAL PIPE
SSMH	SANITARY SEWER MANHOLE
GTS	GAS TESTING STATION
EM	ELECTRIC METER
LP	LIGHT POLE

PROPERTY ADDRESS:
601 COUNTY ROAD 805
KEENE, TEXAS 76059

CALLLED 11.323 ACRES
VOLUME 4451, PAGE 855
O.P.R.J.C.T.

CALLLED 3.022 ACRES
VOLUME 3354, PAGE 864
O.P.R.J.C.T.

CALLLED 7.549 ACRES
INSTRUMENT NO. 2018-20866
O.P.R.J.C.T.

POINT
FROM WHICH A
1/2" CIRF "DUMAS
SURVEYING" BEARS,
S 89°13'50" E
0.59'

LOT 4, BLOCK 1
WESTERN TRAILS LAND CO. ADDITION
VOLUME 10, PAGE 233
P.R.J.C.T.

LOT 3, BLOCK 1
WESTERN TRAILS LAND CO. ADDITION
VOLUME 10, PAGE 233
P.R.J.C.T.

NOTE:

IT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS TO ADHERE TO THE RULES AND REGULATIONS AND/OR ORDINANCES OF THE SUBDIVISION LAWS ENFORCED BY JOHNSON COUNTY, TEXAS AND ITS MUNICIPALITIES.

SURVEYOR'S NOTES:

- ALL BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (NA2011). ALL DISTANCES SHOWN ARE GRID. SCALE FACTOR IS 1.000000000.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS SURVEY MAP, AND THE ACCOMPANYING PROPERTY DESCRIPTION, WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
- SEE THE ACCOMPANYING PROPERTY DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.
- BASED ON THE OVERLAYING OF THE FEMA FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS, COMMUNITY PANEL NO. 48251C0190J, DATED DECEMBER 04, 2012, THIS PROPERTY APPEARS TO BE LOCATED WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). THIS SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SAID FEMA FLOOD INSURANCE RATE MAP.
- () DENOTES RECORD DATA.
- THIS SURVEY MAP WAS PREPARED FROM A SURVEY PERFORMED ON THE GROUND UNDER THE SUPERVISION OF ROBERT L. YOUNG R.P.L.S. 5400, ON AUGUST 28, 2023 AND SHOWS THE SIGNIFICANT VISIBLE IMPROVEMENTS OBSERVED AT THE TIME OF THE SURVEY.

0' 100' 200' 300'

J. PENNINGTON SURVEY
ABSTRACT NO. 700

CALLLED 1.549 ACRES
INSTRUMENT NO. 2020-36504
O.P.R.J.C.T.

CALLLED 6.675 ACRES
INSTRUMENT NO. 2016-23430
O.P.R.J.C.T.

BLOCK 1
R. Q. JONES ADDITION
VOLUME 9, PAGE 395
P.R.J.C.T.

CALLLED 6.675 ACRES
INSTRUMENT NO. 2016-23430
O.P.R.J.C.T.

WEST 4TH
STREET
ASPHALT PAVEMENT

APPROXIMATE LOCATION EASEMENT
(NO SPECIFIC WIDTH STATED)
LONE STAR GAS COMPANY
VOLUME 211, PAGE 318
VOLUME 211, PAGE 328
O.P.R.J.C.T.

J. MACKEY SURVEY
ABSTRACT NO. 589

COUNTY ROAD
NO. 805
ASPHALT PAVEMENT

CALLLED 80.226 ACRES
INSTRUMENT NO. 2023-2125
INSTRUMENT NO. 2023-2126
O.P.R.J.C.T.

30.19 ACRES

PLACE OF
BEGINNING
N: 6826580.36
E: 2325851.50
1/2" IRF

NAIL WITH
WASHER FOUND

CALLLED 30.0 ACRES
VOLUME 1410, PAGE 820
O.P.R.J.C.T.

GRAVEL
DRIVEWAY

METAL
BUILDING

60.4'

COVERED
CONCRETE

30' x 50'

METAL BUILDING

GUY

5/8" IRS

SSMH

3" SFP

N 89°13'50" W 1038.38'

1/2" CIRF "DUMAS SURVEYING"

104.57'

POINT FROM WHICH A 1/2" CIRF "DUMAS SURVEYING" BEARS, S 89°13'50" E 0.59'

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LOT 3, BLOCK 1 WESTERN TRAILS LAND CO. ADDITION VOLUME 10, PAGE 233 P.R.J.C.T.

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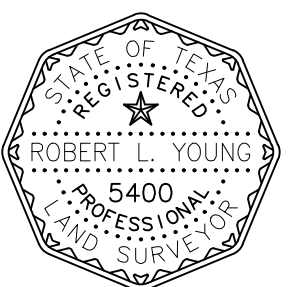
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SURVEY MAP SHOWING

30.19 ACRES OF LAND LOCATED IN
THE J. MACKEY SURVEY, ABSTRACT NO. 589
JOHNSON COUNTY, TEXAS.



09/15/2023

Robert L. Young

TBPLS NO. 10122700



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CLEBURNE, TEXAS 76033
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FAX: 817-556-3545
www.transtexasurveying.com

Scale: 1"=100'	Date: 09/15/23	DWG: 20230141-SURVEY-002
Drawn: GWB	Checked: RLY	Job: 20230141