



NF FM 407 LP,
A TEXAS LIMITED LIABILITY COMPANY
INST.NO. 202118174
D.R.W.C.T.

(CM)
1/2" IRF
NW CORNER OF
DOC. NO. 2019-5003
D.R.W.C.T.

TRACT #1
PLACE OF
BEGINNING

13
MARILYN JOPLIN WHITAKER
INST.NO. 2009-42917
D.R.W.C.T.

V.G.F. INVESTMENTS, INC.
VOL. 1211, PG. 688
D.R.W.C.T.

14
VACANT LOT
TRACT #1
150,196 SQUARE FEET
3.45 ACRES

SENGKEO ANN FERRIS
INST.NO. 202303176
D.R.W.C.T.

TIMOTHY BARNETT AND
MELISSA BARNETT
INST.NO. 201508956
D.R.W.C.T.

COUNTY ROAD 4713

ONE STORY
FRAME BLDG.

15
TRACT #2
150,280 SQUARE FEET
3.45 ACRES

SENGKEO ANN FERRIS
INST.NO. 202303177
D.R.W.C.T.

ONE STORY
FRAME BLDG.

SEPTIC
LID

DAVID M. THAXTON AND
DEBBIE J. THAXTON
VOL. 738, PG. 604
D.R.W.C.T.

TR3 INVESTMENTS LLC
INST.NO. 201913015
D.R.W.C.T.

16
CHERYL L. FLANAGAN
VOL. 433, PG. 80
D.R.W.C.T.

TRACT #2
PLACE OF
BEGINNING

THIS CERTIFICATION DOES NOT
TAKE INTO CONSIDERATION
ADDITIONAL FACTS THAT AN
ACCURATE TITLE SEARCH AND OR
EXAMINATION MIGHT DISCLOSE.

Bearings shown hereon are referenced
to the Texas Coordinate System of
1983, North Central Zone (4202), and
are based upon the North American
Datum of 1983 (NAD 83), 2011
Adjustment, Epoch 2010.

TITLE AND ABSTRACTING WORK FURNISHED BY ANN FERRIS

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR
ANN FERRIS

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.

LEGEND	
WOOD FENCE	IRON FENCE
CHAIN LINK	WIRE FENCE
BOUNDARY LINE	
EASEMENT SETBACK	
CM - CONTROLLING MONUMENT	
MRD - MONUMENT OF RECORD DIGNITY	
POINT FOR CORNER	
1/2" YELLOW-CAPPED IRON ROD SET	
STAMPED "BURNS SURVEYING"	
X-CUT FOUND OR SET (AS NOTED)	
FENCE POST FOR CORNER	
MONUMENT FOUND EM - ELECTRIC METER	
C - CABLE	E - ELECTRIC
○ - CLEAN OUT	PE - POOL EQUIP
⊙ - GAS METER	● - POWER POLE
⊕ - FIRE HYDRANT	⊗ - TELEPHONE
⊖ - LIGHT POLE	⊙ - WATER METER
M - MANHOLE	⊙ - WATER VALVE
(UNLESS OTHERWISE NOTED)	

TRACT #1

BEING all of Lot 14, Block 2, Kings Rest Estates, an Addition to the City of Rhome, Wise County, Texas of an unrecorded plat, being a tract of land described in deed to Sengkeo Ann Ferris, recorded under Instrument No. 202303176, Deed Records, Wise County, Texas (D.R.W.C.T.), and being more particularly described by the following metes and bounds description:

BEGINNING at a 1/2 inch yellow-capped iron rod stamped "Burns Surveying" set for corner in the East line of a tract of land described in deed to NF FM 407 LP, a Texas limited liability company, recorded under Instrument No. 202118174 (D.R.W.C.T.), at the Southwest corner of a tract of land described in deed to Marilyn Joplin Whitaker, recorded under Instrument No. 2009-42917 (D.R.W.C.T.), being the Northwest corner of herein described tract of land;

THENCE North 89 deg. 18 min. 00 sec. East, passing at a distance of 486.41 feet a distance of 1/2 inch yellow-capped iron rod stamped "Burns Surveying" set on line for reference and continuing for a total distance of 516.41 feet to a point for corner in County Road 4713, at the Southeast corner of said Whitaker tract, at the Southwest corner of a tract of land described in deed to V.G.F. Investments, INC., recorded in Volume 1211, Page 688 (D.R.W.C.T.), at the Northwest corner of a tract of land described in deed to Timothy Barnett and Melissa Barnett, recorded under Instrument No. 201508956 (D.R.W.C.T.);

THENCE South 00 deg. 42 min. 00 sec. East, a distance of 290.68 feet to a point for corner at the Southwest corner of said Barnett tract, at the Northwest corner of a tract of land described in deed to David M. Thaxton and Debbie J. Thaxton, recorded in Volume 738, Page 604 (D.R.W.C.T.), at the Northeast corner of a tract of land described in deed to Sengkeo Ann Ferris, recorded under Instrument No. 202303177 (D.R.W.C.T.);

THENCE South 89 deg. 15 min. 49 sec. West, passing at a distance of 30.00 feet a 1/2 inch yellow-capped iron rod stamped "Burns Surveying" set on line for reference and continuing for a total distance of 516.41 feet to a 1/2 inch yellow-capped iron rod stamped "Burns Surveying" set in the East line of said NF FM 407 LP tract, at the Northwest corner of said Sengkeo Ann Ferris tract (Inst.No. 202303177);

THENCE North 00 deg. 42 min. 00 sec. West, a distance of 291.01 feet to the PLACE OF BEGINNING and containing 150,196 square feet or 3.45 acres of land.

TRACT #2

BEING all of Lot 15, Block 2, Kings Rest Estates, an Addition to the City of Rhome, Wise County, Texas of an unrecorded plat, being a tract of land described in deed to Sengkeo Ann Ferris, recorded under Instrument No. 202303177, Deed Records, Wise County, Texas (D.R.W.C.T.), and being more particularly described by the following metes and bounds description:

BEGINNING at a 1/2 inch iron rod found for corner in the East line of a tract of a tract of land described in deed to NF FM 407 LP, a Texas limited liability company, recorded under Instrument No. 202118174 (D.R.W.C.T.), at the Northwest corner of a tract of land described in deed to Cheryl L. Flanagan, recorded in Volume 433, Page 80 (D.R.W.C.T.), being the Southwest corner of herein described tract of land;

THENCE North 00 deg. 42 min. 00 sec. West, with the East line of said NF FM 407 LP tract a distance of 291.01 feet to a 1/2 inch yellow-capped iron rod stamped "Burns Surveying" set for corner at the Southwest corner of a tract of land described in deed to Sengkeo Ann Ferris, recorded under Instrument No. 202303176, Deed Records, Wise County, Texas (D.R.W.C.T.);

THENCE North 89 deg. 15 min. 49 sec. East, passing at a distance of 486.41 feet a 1/2 inch yellow-capped iron rod stamped "Burns Surveying" set on line for reference and continuing for a total distance of 516.41 feet to a point for corner in County Road 4713, at the Southwest corner of a tract of land described in deed to Timothy Barnett and Melissa Barnett, recorded under Instrument No. 201508956 (D.R.W.C.T.), at the Northwest corner of a tract of land described in deed to David M. Thaxton and Debbie J. Thaxton, recorded in Volume 738, Page 604 (D.R.W.C.T.);

THENCE South 00 deg. 42 min. 00 sec. East, with County Road 4713 a distance of 291.01 feet to a point for corner at the Southwest corner of said Thaxton tract, at the Northwest corner of a tract of land described in deed to TR3 Investments LLC., recorded under Instrument No. 201913015 (D.R.W.C.T.), at the Northeast corner of said Flanagan tract;

THENCE South 89 deg. 15 min. 49 sec. West, a distance of 516.41 feet to the PLACE OF BEGINNING and containing 150,280 square feet or 3.45 acres of land.



BOUNDARY SURVEY

BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. COUNTY ROAD 4713, in the city of RHOME, Texas.

The plat 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 plat; 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.

Scale: 1" = 60'
Date: 01-13-2025
G. F. No.: 202500212
Job no.: 113790
Drawn by: BM

P.O. BOX 175
FATE, TEXAS 75132
PHONE 972-475-8940
FAX 972-475-9036

