

OWNER:

DAVID S. KOHM

ADDRESS:

0 NEATHERY STREET
COLLINSVILLE, TEXAS 76233

REMAINING PORTION
OF 22.178 ACRES
TONDA COX
(VOL. 1544, PG. 314)
R.P.R.G.C., TX

| | |
|-------------|--------------------|
| SURVEY DATE | SEPTEMBER 30, 2021 |
| TITLE CO. | N/A |
| G.F. NO. | N/A |
| JOB NO. | 21-202 |
| FIELDED BY | PR |
| DRAWN BY | PAUL |
| RPLS CHECK | PAUL |
| | 09.30.2021 |
| | 01.07.2022 |
| | 01.11.2022 |

LEGAL DESCRIPTION:

BEING A 63.69 ACRE TRACT OF LAND OUT OF THE
CHARLES QUILLEN SURVEY, ABSTRACT NO. 989,
GRAYSON COUNTY, TEXAS, AND BEING THAT SAME
TRACT OF LAND CALLED 64.09 ACRES AS CONVEYED TO
DAVID S. KOHM, AND DESCRIBED IN VOLUME 2656, PAGE
181, REAL PROPERTY RECORDS OF GRAYSON COUNTY,
TEXAS. SAID 63.69 ACRES OF LAND BEING MORE
PARTICULARLY DESCRIBED IN ATTACHED EXHIBIT "A",

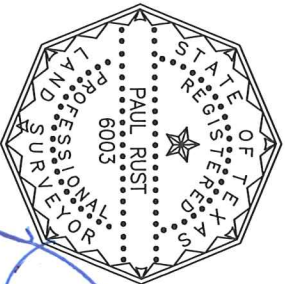
LEGEND

- 1/2" SQUARE TUBING FOUND FOR CORNER
- UTILITY POLE
- 2" PIPE FENCE POST FOR CORNER
- RAIL TIE FENCE POST FOUND FOR CORNER
- OVERHEAD UTILITY LINE(S)
- MAG NAIL FOUND
- 1/2" ROD SET MARKED "RUST 6003"
- WIRE FENCE

BEARING BASIS: NORTH CENTRAL ZONE
4202 (NAD 83) TEXAS STATE PLANE
COORDINATE SYSTEM - UNCORRECTED
GRID VALUES

REMAINING PORTION
OF 167 ACRES (3 TRACTS)
DON KENT SWINDLE
(VOL. 3246, PG. 933) conveyance
(VOL. 406, PG. 409) description
(VOL. 433, PG. 290) description
R.P.R.G.C., TX

THIS PROPERTY DOES NOT LIE WITHIN THE
100 YEAR FLOOD-PLAIN, AND HAS ZONE "X"
RATING AS SHOWN ON THE FLOOD
INSURANCE RATE MAPS
F.I.R.M. MAP NO.: 48181C
PANEL: 0350F
DATED: SEPTEMBER 29, 2010
THIS CERTIFICATION IS FOR INSURANCE
PURPOSES ONLY AND IS NOT A GUARANTEE
THAT THIS PROPERTY WILL OR WILL NOT
FLOOD. CONTACT YOUR LOCAL FLOOD-PLAIN
ADMINISTRATOR FOR THE CURRENT STATUS
OF THIS TRACT.



TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO:

David S. Kohm

I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY
SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY
DESCRIBED HEREON, AND THAT THERE ARE NO BOUNDARY LINE CONFLICTS,
ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT
AS SHOWN HEREON, AND CERTIFIES ONLY TO THE LEGAL DESCRIPTION AND
EASEMENTS SHOWN ON THE REFERENCE TITLE COMMITMENT.

NEATHERY STREET

HUMM STREET

S 87°28'22" E 649.27'

EDGE OF ROAD

COMMON
ENTRY
GRAVEL
DRIVE

CHARLES QUILLEN SURVEY
ABSTRACT NO. 989

63.69
ACRES

UNION PACIFIC RAILROAD
(100' R.O.W.)

N 01°50'14" W 1701.07'

S 79°51'02" W 7.75'

S 01°48'10" E 4166.80'

S 80°38'23" W 642.28'

9.376 ACRES
CHARLES HOTZE III,
AND BARBARA HOTZE
(VOL. 2755, PG. 274)
R.P.R.G.C., TX

POINT OF
BEGINNING
EXHIBIT "A"



SCALE 1"=300'



Exhibit "A"
63.69 Acre Tract
Charles Quillen Survey, Abs. No. 989
Grayson County, Texas

BEING A 63.69 ACRE TRACT OF LAND OUT OF THE CHARLES QUILLEN SURVEY, ABSTRACT NO. 989, GRAYSON COUNTY, TEXAS, AND BEING ALL OF THAT SAME TRACT OF LAND CALLED 64.09 ACRES AS CONVEYED TO DAVID S. KOHM, AND DESCRIBED IN VOLUME 2656, PAGE 181, REAL PROPERTY RECORDS OF GRAYSON COUNTY, TEXAS. SAID 63.69 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 2" *pipe fence post found* for corner, said corner being along the westerly right-of-way line of the Union Pacific Railroad, corner being the northeast corner of a called 9.376 acre tract conveyed to Charles Hotze III, and Barbara Hotze, and described in Volume 2755, Page 274, Real Property Records of Grayson County, Texas, for the southeast corner of the 64.09 acre Kohm tract, the southeast corner of our subject tract, and the **POINT OF BEGINNING**;

THENCE S80°38'23"W., with the northerly line of the said 9.376 acre Hotze tract, and the southerly line of the 64.09 acre Kohm tract, for our southerly line, a distance of 642.28 feet to a 2" *pipe fence post found* for corner, said corner being the northwest corner of the 9.376 acre Hotze tract, corner being along the easterly line of the remaining portion of 167 acres as conveyed to Don Kent Swindle, and described in Volume 406, Page 409, and Volume 433, Page 290, Deed Records of Grayson County, Texas, for the southwest corner of the 64.09 acre Kohm tract, and the southwest corner of our subject tract;

THENCE N01°50'14"W., with the easterly line of the said Swindle tract, and the westerly line of the 64.09 acre Kohm tract, for our westerly line, a distance of 1701.07 feet to a *rail fence post found* for corner;

THENCE S79°51'02"W., with the common line of the said Swindle tract, and the westerly line of the 64.09 acre Kohm tract, a distance of 7.75 feet to a *capped ½" iron rod set* for corner marked "RUST 6003";

THENCE N03°14'38"W., with the easterly line of the Swindle tract, and the westerly line of the 64.09 acre Kohm tract, for our westerly line, a distance of 1678.91 feet to a ½" *square tube found* for corner, said corner being the northeast corner of the said Swindle tract, corner being the southeast corner of the remaining portion of a called 22.178 acre tract conveyed to Tonda Cox, and described in Volume 1544, Page 314, Real Property Records of Grayson County, Texas;

THENCE N00°41'38"E., with the general centerline of a gravel drive, and the easterly line of the said Cox tract, and the westerly line of the 64.09 acre Kohm tract, for our westerly line, a distance of 922.85 feet to a *mag nail found* for corner in the approximate asphalt intersection of Neathery Street and Humm Street, said corner being the northwest corner of the 64.09 acre Kohm tract, and the northwest corner of our subject tract;

THENCE S87°28'22"E., with the approximate centerline of Humm Street, and the northerly line of the 64.09 acre Kohm tract, for our northerly line, a distance of 649.27 feet to a ½" *square tube found* for corner, said corner being along the westerly line of the Union Pacific Railroad, for the northeast corner of the 64.09 acre Kohm tract, and the northeast corner of our subject tract;

THENCE S01°48'10"E., with the westerly right-of-way line of the Union Pacific Railroad, and the easterly line of the 64.09 acre Kohm tract, for our easterly line, a distance of 4166.80 feet to the **POINT OF BEGINNING** and containing 63.69 acres of land.

Bearings based on grid north, NAD 83, Texas State Plane Coordinate System, North Central Zone 4202.

THE STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF GRAYSON §

That I, Paul J. Rust, a Registered Professional Land Surveyor, do hereby declare that the above description is true and correct to the best of my knowledge and belief.

WITNESS MY HAND AND SEAL this 11th day of January, 2022.



Paul J. Rust R.P.L.S. # 6003



**4528 Lakeview Drive
Frisco, Texas 75036**

Phone 512-796-2995 rustlandsurveying@gmail.com

Invoice

| Date | Invoice # |
|-----------|-----------|
| 1/11/2022 | 21-202a |

| |
|----------------|
| Bill To |
| David Kohm |

| Physical Address |
|--|
| 0 Neathery Street Collinsville, Texas 76233 |

Terms

Due on receipt

[illegible]

For credit, include invoice and write invoice number on check.
Thank you for your business.

| | |
|--------------|-------------------|
| Total | \$1,082.50 |
|--------------|-------------------|

| | |
|--------------------|-------------------|
| Balance Due | \$1,082.50 |
|--------------------|-------------------|