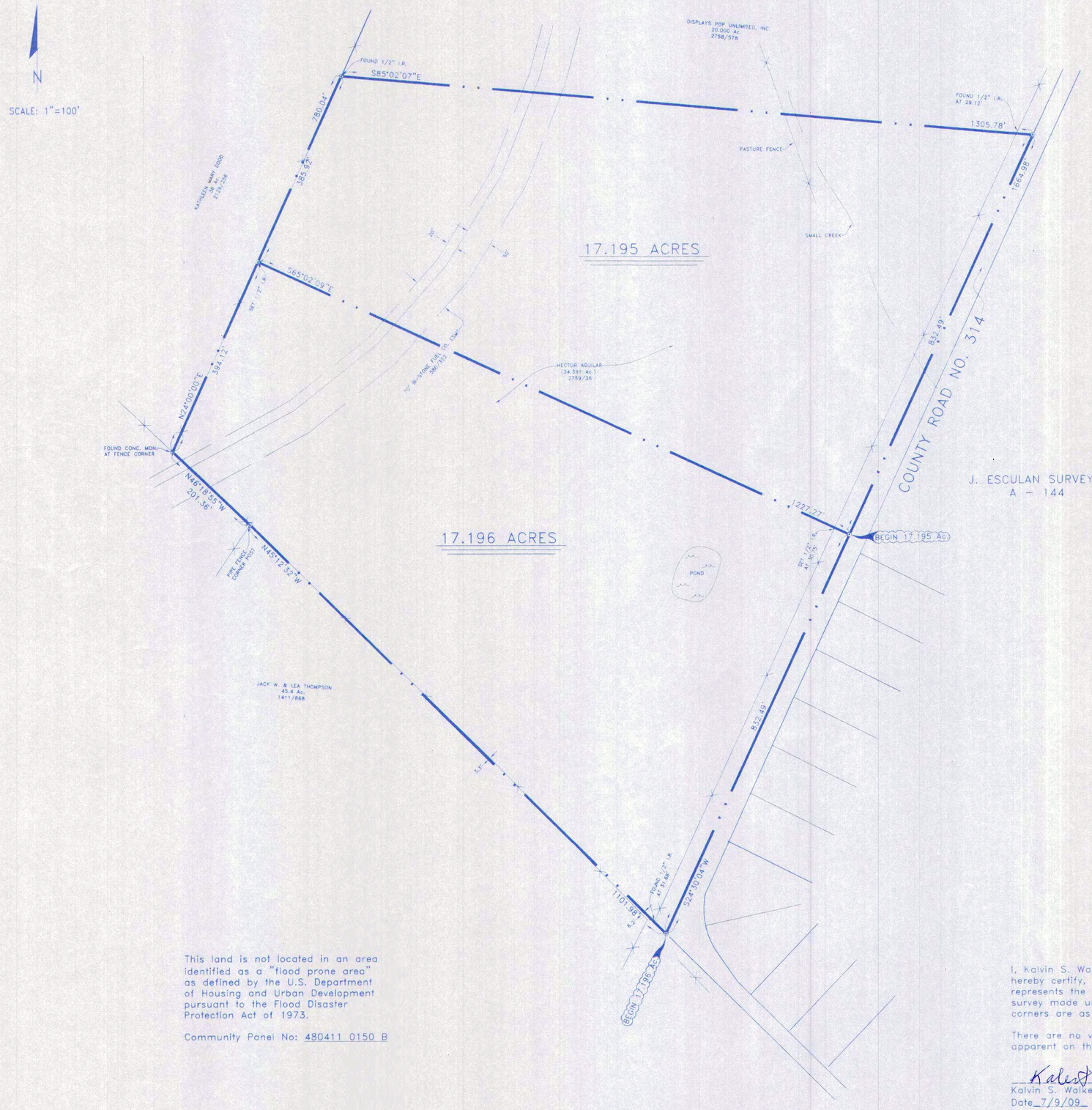

This land is not located in an area identified as a "flood prone area" as defined by the U.S. Department of Housing and Urban Development pursuant to the Flood Disaster Protection Act of 1973.

Community Panel No: 480411 0150 B

LEGAL DESCRIPTION
17.196 ACRES

STATE OF TEXAS
COUNTY OF KAUFMAN

BEING all that certain tract or parcel of land in the J. Esculan Survey, A-144, Kaufman County, Texas, and being a part of that 34.391 acre tract as conveyed from Charlotte Duke et al to Hector Aguilar, as recorded in Volume 2759, Page 36, of the Deed Records of Kaufman County, Texas, and being more particularly described as follows;

BEGINNING at the south corner of said tract, said point being at the centerline ell bend in County Road No. 314, a 1/2" iron rod found for witness bears N45°12'32"W, 31.68 feet;

THENCE N45°12'32"W, along the southwest line of said tract, a distance of 1101.98 feet to a pipe fence corner post for corner;

THENCE N46°18'55"W, a distance of 201.36 feet to a concrete monument found for corner;

THENCE N24°00'00"E, along the northwest line of said tract, a distance of 394.12 feet to a 1/2" iron rod set for corner;

THENCE S65°02'09"E, a distance of 1227.27 feet to a point in the centerline of County Road No. 314, a 1/2" iron rod set for witness bears N65°02'09"W, 30.75 feet;

THENCE S24°30'04"W, along the centerline of County Road No. 314, a distance of 832.49 feet to the POINT OF BEGINNING and containing 17.196 acres of land.

C:\j05094

LEGAL DESCRIPTION
17.195 ACRES

STATE OF TEXAS
COUNTY OF KAUFMAN

BEING all that certain tract or parcel of land in the J. Esculan Survey, A-144, Kaufman County, Texas, and being a part of that 34.391 acre tract as conveyed from Charlotte Duke et al to Hector Aguilar, as recorded in Volume 2759, Page 36, of the Deed Records of Kaufman County, Texas, and being more particularly described as follows;

COMMENCING at the south corner of said tract, said point being at the centerline ell bend in County Road No. 314, a 1/2" iron rod found for witness bears N45°12'32"W, 31.68 feet; THENCE N24°30'04"E, along the centerline of said County Road, a distance of 832.49 feet to the POINT OF BEGINNING, a 1/2" iron rod set for witness bears N65°02'09"W, 30.75 feet;

THENCE N65°02'09"W, a distance of 1227.27 feet to a 1/2" iron rod set for corner;

THENCE N24°00'00"E, along the northwest line of said tract, a distance of 385.92 feet to a 1/2" iron rod found for corner;

THENCE S85°02'07"E, along the north line of said tract, a distance of 1305.78 feet to a point in the centerline of County Road No. 314, a 1/2" iron rod found for witness bears N85°02'07"W, 29.12 feet;

THENCE S24°30'04"W, along the centerline of County Road No. 314, a distance of 832.49 feet to the POINT OF BEGINNING and containing 17.195 acres of land.

NOTE: Easement conveyed to Texas Power & Light Company as recorded in Volume 195, Page 161, does not apply to the tracts shown hereon.

Surveyor's Certificate

I, Kalvin S. Walker, Registered Professional Land Surveyor, do hereby certify, that the plat shown hereon accurately represents the property as determined by an on the ground survey made under my direction and supervision and that all corners are as shown hereon.

There are no visible encroachments, conflicts or protrusions apparent on the ground, except as shown.

Kalvin S. Walker R.P.L.S. No. 4962
Date 7/9/09 Project No. 05094.2

STATE OF TEXAS
REGISTERED
KALVIN S. WALKER
4962
PROFESSIONAL
LAND SURVEYOR

BOUNDARY SURVEY

17.196 ACRES AND 17.195 ACRES IN THE J. ESCULAN SURVEY, A-144

VANNOY SURVEYORS, INC.
P.O. BOX 249 ~ 306 N. ADELAIDE ST.
TERRELL, TEXAS 75160 ~ PH 972-563-7101

KAUFMAN COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
KSW	EC	7/9/09	1"=100'		05094.2	1/1