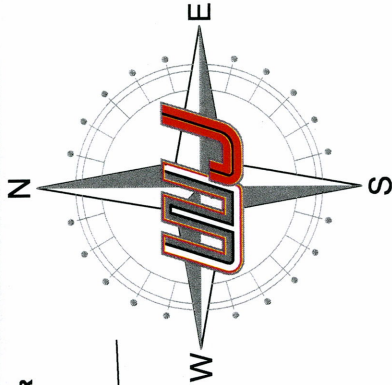


SURVEYED: 10.479 ACRES - MOSER LANE - CR 2123 - WHITEHOUSE, TEXAS

MARK A. ROSS ET UX MELINDA L.
RESIDUE OF CALLED 365.57 ACRES
DOC. NO. 20130100055425

DELORES J. MOSER GERMANY ET VIR
J. MICHAEL
CALLED 31.955 ACRES
DOC. NO. 20100100054840



N 87°53'15" E 406.55'

W. COLLINS SURVEY, A-246

J. SMITH SURVEY, A-936
J. DICKINSON SURVEY, A-294

JULIE A. COOK ET VIR
ADAM M.
CALLED 1.209 ACRES
DOC. NO. 202301012665

**SURVEYED
10.479 ACRES**

TOBY D. SIMPSON
CALLED 10.479 ACRES
DOC. NO. 202101031639

STEVEN HANSEL CRANK ET
UX SUSAN JANETTE
CALLED 10.526 ACRES
DOC. NO. 202201025448

N 02°08'41" W 1118.17'

TOBY D. SIMPSON ET UX JULIE S.
CALLED 0.142 ACRES
DOC. NO. 20190100033800
TRACT TWO

0.238 ACRES LIE
IN MOSER LANE

JASON R. WALSTON ET UX
KATHRYN C.
CALLED 2.538 ACRES
DOC. NO. 202301012664

JASON WALSTON
CALLED 19.277 ACRES
DOC. NO. 202101049814

TOBY D. SIMPSON ET UX JULIE S.
CALLED 1.722 ACRES
DOC. NO. 20190100033800
TRACT ONE

S 02°20'32" E 325.17'

10' UTILITY EASEMENT
Doc. No: 202101047402

MAGNAIL

S 87°51'05" W 410.06'

POB
MAGNAIL

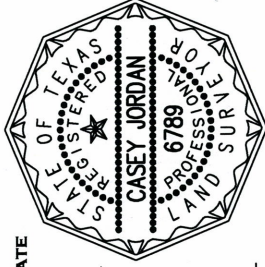
MOSER LN. - CR 2123

LANDMARK TITLE, INC.
GF NO. 259474
SCHEDULE B ITEMS:

10C - ALL VISIBLE AND APPARENT EASEMENTS ARE SHOWN.
10D - THE PORTION OF THIS PROPERTY THAT LIES WITHIN THE BOUNDARIES OF THE ROADWAY IS SHOWN.
10E - NO APPARENT ENCROACHMENTS OR PROTRUSIONS WERE FOUND TO ADVERSELY AFFECT THIS PROPERTY.
10J - DECLARATION OF UTILITY EASEMENTS DOC. NO: 202101047402. (SHOWN)

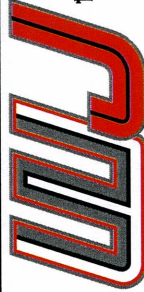
NOTE: BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, N.A.D. 1983.

I, CASEY JORDAN, DO HEREBY STATE THAT THIS PLAT REPRESENTS AN ON THE GROUND SURVEY MADE UNDER MY DIRECT SUPERVISION ON APRIL 1, 2025.



REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6789

[Red Signature]



10819 US HWY 69 N
TYLER, TX 75706
903-534-9000

LAND SURVEYING
TBPELS FIRM NO. 10025300

MANAGER: CHJ CREW CHIEF: CP

ADDRESS: 11549 MOSER LN.

CITY/COUNTY: WHITEHOUSE / SMITH

SURVEY/ABSTRACT No.: COLLINS / 246

SUBDIVISION: N/A

LOT/BLOCK No.: N/A

CLIENT: J & K PROPERTIES LTD.

PREPARED BY: C.H.J. ON APRIL 3, 2025

JOB No. 25-0331

100 0 100

SCALE: 1" = 100'

☼ = COTTON SPINDLE FOUND/SET

●/● = 1/2" IRON ROD FOUND/SET

FENCE — X — X — X — X —

OVERHEAD ELECTRIC LINE — E —

WM = WATER METER ☒ = ELECTRIC BOX

PP = POWER POLE ☒ = WATER VALVE

WM = MANHOLE

GM = GAS METER

EM = ELECTRIC METER

T = TELE. PEDESTAL

PL = PIPELINE MARKER

FH = FIRE HYDRANT

S = SEPTIC LID/EQUIPMENT

PROP = PROPANE TANK

⊗ = AIR CONDITIONER

○ = POINT FOR CORNER