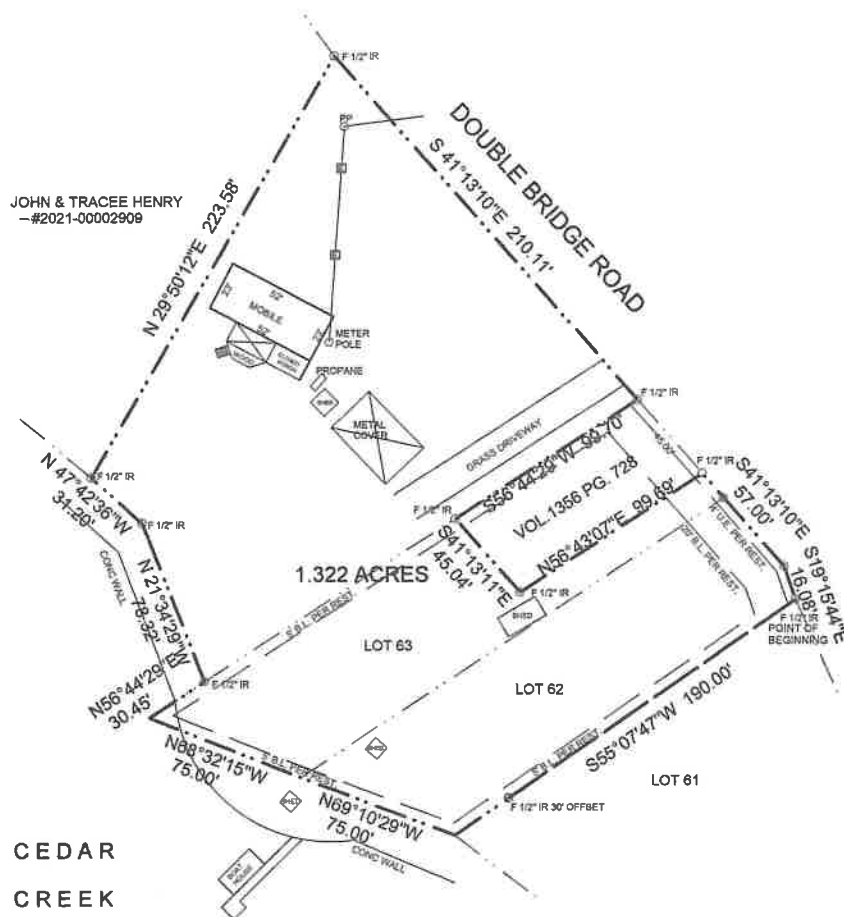


JOHN & TRACEE HENRY
-#2021-00002909

CEDAR
CREEK
LAKE



ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE J. J. BECK SURVEY, ABSTRACT NO. 86, HENDERSON COUNTY, TEXAS AND BEING ALL OF A CALLED 0.793 ACRE TRACT OUT OF A CALLED 3.811 ACRE TRACT DESCRIBED IN VOLUME 862, PAGE 621 AND ALL OF LOT 62 AND PART OF LOT 63, WOODCANYON WATERS SUBDIVISION NO. 1, RECORDED IN VOLUME 3, PAGE 8, CABINET A, SLIDE 252 OF THE PLAT RECORDS OF HENDERSON COUNTY, TEXAS AND THE ENTIRE TRACT DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH IRON ROD AT THE EAST CORNER OF SAID LOT 62, WOODCANYON WATERS SUBDIVISION NO. 1, IN THE WEST LINE OF DOUBLE BRIDGE ROAD;

THENCE SOUTH 88 DEGREES 07 MINUTES 47 SECONDS WEST, PASSING A FOUND 1/2 INCH IRON ROD AT 190.00 FEET AND CONTINUING FOR A TOTAL OF 190.00 FEET TO THE PLATTED 325 CONTOUR OF CEDAR CREEK LAKE;

THENCE ALONG THE 325 CONTOUR LINE AS FOLLOWS:

NORTH 88 DEGREES 10 MINUTES 29 SECONDS WEST, 75.00 FEET;

NORTH 88 DEGREES 32 MINUTES 15 SECONDS WEST, 75.00 FEET;

NORTH 88 DEGREES 44 MINUTES 29 SECONDS EAST, 30.45 FEET TO A FOUND 1/2 INCH IRON ROD;

NORTH 21 DEGREES 34 MINUTES 29 SECONDS WEST, 78.32 FEET TO A FOUND 1/2 INCH IRON ROD;

NORTH 47 DEGREES 42 MINUTES 36 SECONDS WEST, 31.20 FEET TO A FOUND 1/2 INCH IRON ROD;

THENCE NORTH 29 DEGREES 50 MINUTES 12 SECONDS EAST, 223.58 FEET TO A FOUND 1/2 INCH IRON ROD;

THENCE SOUTH 41 DEGREES 13 MINUTES 10 SECONDS EAST, 210.11 FEET TO A FOUND 1/2 INCH IRON ROD AT THE NORTHWEST CORNER OF LOT 63;

THENCE ALONG THE LINES OF A TRACT OF LAND SURVEYED OUT OF LOT 63 AND RECORDED IN VOLUME 1396, PAGE 728 AS FOLLOWS:

SOUTH 58 DEGREES 44 MINUTES 29 SECONDS WEST, 69.70 FEET TO A FOUND 1/2 INCH IRON ROD;

SOUTH 41 DEGREES 13 MINUTES 11 SECONDS EAST, 45.04 FEET TO A FOUND 1/2 INCH IRON ROD;

NORTH 58 DEGREES 43 MINUTES 07 SECONDS EAST, 69.69 FEET TO A FOUND 1/2 INCH IRON ROD;

THENCE SOUTH 41 DEGREES 13 MINUTES 10 SECONDS EAST, 57.00 FEET TO A FOUND 1/2 INCH IRON ROD;

THENCE SOUTH 19 DEGREES 15 MINUTES 44 SECONDS EAST, 18.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.322 ACRES OF LAND.

RESTRICTIONS IN VOL. 3, PG. 94; [CABINET A, SLIDE 252]
CLERKS FILE NO. 4368 [VOL. 677, PG. 442]
CLERKS FILE NO. 8399 [VOL. 1320, PG. 385]

THE UNDERSIGNED DOES HEREBY CERTIFY THAT (A) THAT THE FOREGOING SURVEY WAS MADE AND STAKED ON THE GROUND AND CORNERS ARE MARKED WITH PERMANENT MONUMENTS; (B) THE SURVEY SHOWS THE LOCATION OF ALL IMPROVEMENTS, HIGHWAYS, STREETS, ROADS, RAILROADS, RIVERS, CREEKS OR OTHER WATERWAYS, FENCES, EASEMENTS AND RIGHTS OF WAY ON OR CONTIGUOUS TO THE PROPERTY WITH ALL EASEMENTS AND RIGHTS OF WAY REFERENCED TO THEIR RECORDING INFORMATION; (C) THERE ARE NO DISCREPANCIES OR CONFLICTS IN BOUNDARIES OR VISIBLE ENCROACHMENTS, EXCEPT AS SHOWN ON THE SURVEY; (D) THE SURVEY SETS FORTH THE DIMENSIONS AND TOTAL AREA OF THE PROPERTY.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE FOR A ONE TIME CLOSING WITH GF NUMBER AND TITLE COMPANY AS SHOWN HEREON AND THE UNDERSIGNED SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN THAT FOR WHICH SAID SURVEY WAS ORIGINALLY PREPARED. SURVEY VALID ONLY WITH ORIGINAL SIGNATURE SIGNED IN RED INK.

I CERTIFY THAT THIS PROPERTY LIES IN ZONE X OF THE FLOOD PLAIN PER F.E.M.A. COMMUNITY PANEL # 48213C0300E WHICH IS AREAS NOT IN THE 100 YEAR FLOOD PLAIN.

ANY REFERENCE TO FLOOD PLAIN ON THIS SURVEY IS AN ESTIMATE, BASED ON DATA AVAILABLE AND IS NOT TO BE CONSIDERED AS A DETERMINATION OF THE FLOODING POTENTIAL OF THIS PROPERTY.

BASIS OF BEARINGS ARE ACTUAL GPS READINGS [TRUE NORTH]

TITLE COMPANY: FIRST AMERICAN TITLE

ACCEPTED BY: _____

DATE: _____



REVISIONS

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OF NUMBER
2885981-F1257

SCALE

1"=40'

DATE

3-25-2022

FILE NUMBER

21-495

SHEET NUMBER

1

OF 1 SHEETS

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