

J. A. TANDY SURVEY
ABST. NO. 799

ZECHEBUSSHUSES, LLC
2025 - 740
7.571 ACRES
VACANT LOT

HOWARD & IRENE
SMITH
1679 / 657

JAMES & MARGIE
KNAVEL
1679 / 613

SAMUEL MARSHALL
1098 / 955

Reference No: 2501167110 G.F. No: BTM252243
Title Co: BYERS & TAYLOR
Purchaser: Porky Price Enterprises, LLC

PROPERTY DESCRIPTION

BEING all that certain lot, tract or parcel of land situated in the J.A. TANDY SURVEY, Abstract No. 799, Hood County, Texas and being described in deed to Zechbushouses, LLC as recorded in 2022-740, Deed Records, Hood County, Texas and being more particularly described as follows:

BEGINNING at a found 1.0 ft. square stone for the most easterly corner of the herein described tract, same being the most northerly corner of that certain tract conveyed to James & Margie Knavel as recorded in vol. 1679, pg. 613, DRHCT;

THENCE South 60 degrees 37 minutes 43 seconds West, in the common line between said herein described tract and said Knavel tract, 760.08 ft. (R-760.92 ft.) to a found 3/8 inch iron rod;

THENCE North 58 degrees 20 minutes 38 seconds West, in the common line between said herein described tract and Cleburne Highway, 373.26 ft. to a set 5/8 inch capped iron rod;

THENCE North 46 degrees 41 minutes 54 seconds East, departing said Cleburne Highway and in the common line between said herein described tract and that certain tract conveyed to Steven & Rosanne Smith as recorded in vol. 1654, pg. 395, DRHCT, 116.05 ft. to a found 1/2 inch iron rod;

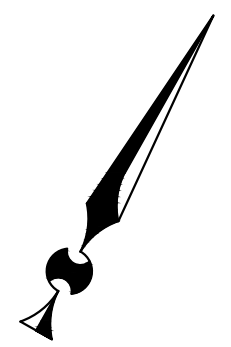
THENCE North 56 degrees 03 minutes 58 seconds East, continuing in the common line between said herein described tract and said Smith tract, 354.42 ft. to a found 1/2 inch iron rod;

THENCE North 48 degrees 06 minutes 53 seconds East, continuing in the common line between said herein described tract and said Smith tract, 240.60 ft. (R-240.09 ft.) to a found 1/2 inch iron rod;

THENCE North 78 degrees 05 minutes 40 seconds East, continuing in the common line between said herein described tract and said Smith tract, 249.56 ft. to a found 1/2 inch iron rod;

THENCE South 13 degrees 35 minutes 04 seconds East, continuing in the common line between said herein described tract and said Smith tract, 4.91 ft. (R-4.39 ft.) to a found 4 inch wood fence post in concrete;

THENCE South 29 degrees 54 minutes 41 seconds East, in the common line between said herein described tract and that certain tract conveyed to Howard & Irene Smith as recorded in vol. 1679, pg. 657, DRHCT, 355.20 ft. (R-355.01 ft.) to the POINT OF BEGINNING and containing 7.571 acres of land, more or less.



SCALE: 1" = 60'

SURVEYORS CERTIFICATION

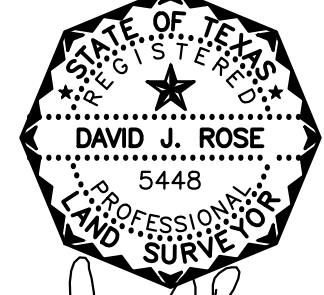
I, DAVID J. ROSE, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE BOUNDARY LINE, AND DIMENSIONS OF THE LAND INDICATED THEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS THAT MAY BE OF RECORD, AND THAT ONLY THE EASEMENTS SHOWN ON THE REFERENCED PLAT OF RECORD, VISIBLE EASEMENTS AND THOSE OF WHICH THE SURVEYOR HAS BEEN GIVEN WRITTEN NOTICE FROM TITLE COMPANY ARE SHOWN ON THIS PLAT. SURVEYOR DID NOT ABSTRACT THIS PROPERTY. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE TITLE COMPANY AND PURCHASER SHOWN AND IS LICENSED FOR ONE SINGLE USE. THIS SURVEY WILL BE VOID IF USED BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE. SURVEYOR BEARS NO RESPONSIBILITY FOR SAID USE.

	BOUNDARY LINE
	BUILDING
	OVERHEAD UTILITIES
	FENCE
	BRICK
	WOOD DECK
	CONCRETE

This survey is hereby accepted and approved.

Purchaser
Purchaser
Date

STATE FIRM REGISTRATION NUMBER 10193797



David J. Rose

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SURVEY CAN BE UPDATED FOR DISCOUNTED PRICE

DRAWN BY: CL DATE: 1-30-25