



(40 ACRES)  
#201300002162 J.C.O.P.R.

COUNTY ROAD 1242

N 59°51'42" E 407.94'  
N 59°51'42" E 209.14'

38.161 ACRES  
PORTION OF (72.541 ACRES)  
#2022-5018 J.C.O.P.R.

VISIBLE EVIDENCE OF  
BURIED CABLE/COMM  
LINE ALONG ROW

P.O.B.

T. LARISON SURVEY  
A-494

38.160 ACRES  
PORTION OF (72.541 ACRES)  
#2022-5018 J.C.O.P.R.

(96 ACRES)  
#201300002162 J.C.O.P.R.

COUNTY ROAD 1117

N 59°32'25" E 781.80'

N 30°33'07" W 1244.57'

COUNTY ROAD 1117

(226.2 ACRES)  
1662/438 J.C.O.P.R.

SCHOOL TRACT  
NO RECORDING TO BE  
FOUND AT THE TIME OF  
THE SURVEY

NOTE:  
1. BEARINGS, DISTANCE & ACREAGE SHOWN  
HEREON ARE GRID, NAD 83(2011)-HARN,  
LAMBERT GRID COORDINATES AND CONFORM TO  
THE TEXAS COORDINATE SYSTEM, "TEXAS NORTH  
CENTRAL ZONE", UTILIZING NGS CORS/GRUS  
SOLUTION.

2. IRON ROD SET ARE 1/2 INCH IRON REBAR  
WITH PLASTIC CAPS MARKED "CTLS"

3. THIS SURVEY IS A TITLE SURVEY AND IS NOT  
AN ENGINEERING DESIGN SURVEY.

4. FLOOD MAP SUBJECT TO SCALE  
UNCERTAINTY AND THEREFOR IS APPROXIMATE.

5. UNDERGROUND SPRINKLER SYSTEMS,  
VALVES, BOXES AND/OR SPRINKLER HEADS THAT  
MAY OR MAY NOT EXIST ARE NOT SHOWN  
HEREON.

6. INFORMATION OF EASEMENTS, SERVITUDES  
OR COVENANTS IF ANY SHOWN HEREON ARE  
SOLELY BASED ON THE TITLE COMMITMENT  
PROVIDED BY CLIENT REFERENCED HEREON AND  
NO OTHER RESEARCH WAS PERFORMED OR  
REQUESTED BY CLIENT.

7. LOCATION OF ALL WATERLINES, PIPELINES  
(ABOVE-GROUND AND BURIED), OVERHEAD  
ELECTRIC LINES AND BURIED CABLE LINES  
SHOWN HEREON ARE APPROXIMATE AND BASED  
SOLELY ON VISIBLE EVIDENCE. NOT ALL  
OVERHEAD ELECTRIC POLES AND CUY WIRES  
WERE LOCATED, ONLY THOSE REQUIRED TO SHOW  
THE LOCATION OF THE LINES. NO WARRANTY IS  
MADE OR INTENDED FOR THE LOCATION OF  
BURIED FACILITIES ASSOCIATED WITH THESE  
UTILITIES.

TITLE NOTES:

AS PER INFORMATION PROVIDED IN OF # FW37320 DATED 10/30/2023 BY OLD REPUBLIC TITLE  
INSURANCE COMPANY, THIS PROPERTY IS SUBJECT TO:

RESTRICTIVE COVENANTS: N/A

EASEMENTS:

10. N/A

LEGEND:

(BRG.-DIST.) RECORD CALL

BOUNDARY LINE

ADJOINER LINE

SURVEY LINE

EDGE OF ASPHALT

POINT

1/2" IRON ROD FOUND

1/2" IRON ROD W/CPA SET

CONC. NAIL W/WASHER SET

J.C.O.R. - JOHNSON COUNTY DEED RECORDS

J.C.O.P.R. - JOHNSON COUNTY OFFICIAL PUBLIC RECORDS



THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE TIME OF THIS SURVEY, AND THAT THERE ARE NO VISIBLE DISCREPANCIES, SHORTAGES OR AREA, BOUNDARY LINE CONFLICTS, VISIBLE ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR MOST ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS VISIBLE ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

1-17-2023REV  
10-3-2023  
MARK R. WATSON RPLS#5740 DATE

REFERENCE: -----  
TYPE OF SURVEY - BOUNDARY  
LEGAL DESCRIPTION:  
BEING 38.160 ACRES OF LAND OUT OF THE T. LARISON SURVEY, ABSTRACT NO. 494 IN JOHNSON COUNTY, TEXAS

JOB NO. 23-50174  
DRAWN BY: MRW

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