



**R. ANTHONY SURVEY,  
ABSTRACT NO. 1**

LINE	BEARING	DISTANCE
L1	S 81°17'31" E	115.24'
L2	S 88°07'46" E	222.88'
L3	S 81°21'20" E	101.84'
L4	N 41°49'46" W	76.98'
L5	N 86°04'16" W	247.29'
L6	N 10°00'10" W	57.68'
L7	N 63°01'22" E	180.24'

(DEED = S 80°20'31" E 115.24')  
 (DEED = S 87°10'46" E 222.88')  
 (DEED = S 80°27'38" E 102.99')  
 (DEED = N 40°53'30" W 76.98')  
 (DEED = N 85°06'38" W 247.74')  
 (DEED = N 09°02'12" W 57.68')  
 (DEED = N 63°59'17" E 180.24')

POINT OF BEGINNING  
MAG NAIL WITH  
SHINER SET STAMPED  
"BISON CREEK"

CALLED 17.76 ACRES  
WARRANTY DEED WITH  
VENDOR'S LIEN  
CHRISTOPHER & ANGELYN  
RAVELLA  
VOLUME 4825, PAGE 509  
O.P.R.K.C.T.

CALLED 382.156 ACRES  
WARRANTY DEED  
DIAMON 4D HOLDINGS, LP  
VOLUME 4496, PAGE 2832  
O.P.R.K.C.T.

CALLED 10.00 ACRES  
SPECIAL WARRANTY DEED  
LT HIRUM BENNETT  
VOLUME 2495, PAGE 285  
O.P.R.K.C.T.

REMAINDER OF A  
CALLED 69.536 ACRES  
DEED  
WALTER TAYLOR  
VOLUME 1122, PAGE 372  
D.R.K.C.T.

SURVEYED  
24.28 ACRES  
CALLED 24.312 ACRES  
WARRANTY DEED  
JAMES LIPTAK  
VOLUME 7727, PAGE 36  
INSTRUMENT NO.  
2022-0027774  
R.R.K.C.T.

REMAINDER OF A  
CALLED 40.016 ACRES  
WARRANTY DEED  
LISA HOLDITCH  
VOLUME 4406, PAGE 435  
INSTRUMENT NO.  
2013-0014778  
R.R.K.C.T.

CALLED 13.924 ACRES  
GENERAL WARRANTY DEED  
CHARLES & SHIRLEY GARNER  
VOLUME 1930, PAGE 249  
D.R.K.C.T.

CALLED 5.500 ACRES  
GENERAL WARRANTY DEED  
SHELLY ZARARATOUS  
VOLUME 1784, PAGE 69  
D.R.K.C.T.

CALLED 41.74 ACRES  
SPECIAL WARRANTY DEED  
SOLEDAD VELASQUEZ  
VOLUME 7865, PAGE 378  
R.R.K.C.T.

**LEGEND**

- ▲ (CM) = CONTROLLING MONUMENT
- = MONUMENT FOUND (AS DESCRIBED)
- = MONUMENT SET (AS DESCRIBED)
- = POINT FOR CORNER
- = WATER METER
- = ELECTRIC PEDESTAL
- = TELEPHONE PEDESTAL
- = AIR CONDITIONER
- = ELECTRIC METER
- = GAS METER
- = CABLE TV MARKER
- = WOOD FENCE
- = CHAIN LINK FENCE
- = WIRE FENCE
- = OVERHEAD ELECTRIC
- = POWER POLE
- = GUY WIRE
- SL — = APPROXIMATE LOCATION OF SURVEY LINE

**METES AND BOUNDS**

STATE OF TEXAS  
COUNTY OF KAUFMAN

All that certain 24.28 acre lot, tract, or parcel of land situated in the R. Anthony Survey, Abstract No. 1, Kaufman County, Texas, being all of a called 24.312 acre tract into James Liptak in Volume 7727, Page 36 of the Real Records of Kaufman County, Texas (R.R.K.C.T.) and being more particularly described as follows:

BEGINNING at a mag nail with shiner set stamped "BISON CREEK" for the most northerly northeast corner of this tract, same being the most northerly northeast corner of said 24.312 acre Liptak tract located in County Road 283 and being in the east line of a called 5.406 acre tract into LT Hiram Bennett in Volume 2495, Page 285 of the Official Public Records of Kaufman County, Texas (O.P.R.K.C.T.) and from which a 36" post oak fence corner bears South 21°26'41" East a distance of 38.27 feet;

THENCE South 81°17'31" East generally with said County Road 283 a distance of 115.24 feet to a mag nail with shiner set stamped "BISON CREEK" for an angle corner of this tract, same being an angle corner of said 24.312 acre Liptak tract;

THENCE South 88°07'46" East generally with said County Road 283 a distance of 222.88 feet to a mag nail with shiner set stamped "BISON CREEK" for an angle corner of this tract, same being an angle corner of said 24.312 acre Liptak tract;

THENCE South 81°21'20" East generally with said County Road 283 and the north line of said 24.312 acre Liptak tract a distance of 101.84 feet to a mag nail with shiner set stamped "BISON CREEK" for the most northerly northeast corner of this tract, same being the most northerly northeast corner of said 24.312 acre Liptak tract and same being the northeast corner of a called 10.00 acre Bennett tract and being in the northwest line of the remainder of a called 40.016 acre tract into Lisa Holditch in Volume 4406, Page 435 (R.R.K.C.T.);

THENCE South 41°49'46" East along an easterly line of said 24.312 acre Liptak tract and a westerly line of said 10.00 acre Bennett tract a distance of 76.98 feet to a 1/2" capped iron rod set stamped "BISON CREEK" for the southeast corner of this tract, same being an angle corner of said 24.312 acre Liptak tract and the southeast corner of said 10.00 acre Bennett tract;

THENCE South 47°05'14" East along a northeasterly line of said 24.312 acre Liptak tract and the southeast line of said 10.00 acre Bennett tract a distance of 538.13 feet to a 1/2" capped iron rod set stamped "BISON CREEK" for the most easterly northeast corner of this tract, same being the most easterly northeast corner of said 24.312 acre Liptak tract, same being the southeast corner of said 10.00 acre Bennett tract and being located in the northeast line of a called 41.74 acre tract into Soledad Velasquez in Volume 7865, Page 378 (R.R.K.C.T.);

THENCE North 41°49'46" West along a southerly line of said 24.312 acre Liptak tract and a northerly line of said 41.74 acre Velasquez tract a distance of 1070.22 feet to a 1/2" capped iron rod set stamped "BISON CREEK" for the southeast corner of this tract, same being an angle corner of said 24.312 acre Liptak tract and being located in the northeast line of a called 41.74 acre tract into Soledad Velasquez in Volume 7865, Page 378 (R.R.K.C.T.);

THENCE North 86°04'16" West along a southerly line of said 24.312 acre Liptak tract a distance of 247.29 feet to a 3/8" capped iron rod set stamped "5244" for the southwest corner of this tract, same being the southwest corner of said 24.312 acre Liptak tract and continuing in all for a total distance of 246.24 feet to a cross tie fence corner for the most westerly northwest corner of this tract and same being the most westerly northwest corner of said 24.312 acre Liptak tract;

THENCE North 10°00'10" West with a westerly line of said 24.312 acre Liptak tract, the east line of said 13.924 acre Garner tract and generally along a fence a distance of 427.17 feet to a 1/2" capped iron rod set stamped "BISON CREEK" for an angle corner of this tract, same being an angle corner of said 24.312 acre Liptak tract and being an angle corner of said 13.924 acre Garner tract;

THENCE North 23°49'02" East with a westerly line of said 24.312 acre Liptak tract, the east line of the remainder of a called 69.536 acre tract into Walter Taylor in Volume 1122, Page 372 (D.R.K.C.T.) and generally along a fence a distance of 246.24 feet to a cross tie fence corner for the most westerly northwest corner of this tract and same being the most westerly northwest corner of said 24.312 acre Liptak tract;

THENCE North 63°01'22" East with a westerly line of said 24.312 acre Liptak tract, a southeasterly line of said 69.536 acre Taylor tract and generally along a fence a distance of 180.24 feet to a 1/2" capped iron rod set stamped "BISON CREEK" for an angle corner of this tract and same being an angle corner of said 24.312 acre Liptak tract;

THENCE North 61°57'58" East with a northeasterly line of said 24.312 acre Liptak tract at 330.11 feet pass a 1/2" iron rod found for the southwest corner of the aforementioned 5.406 acre Bennett tract and continuing in all for a total distance of 561.21 feet to a 1/2" capped iron rod set stamped "BISON CREEK" for an ell corner of this tract, same being an ell corner of said 24.312 acre Liptak tract and same being the southeast corner of said 5.406 acre Bennett tract;

THENCE North 21°26'41" West along a northwesterly line of said 24.312 acre Liptak tract and the east line of said 5.406 acre Bennett tract a distance of 631.18 feet to the POINT OF BEGINNING and containing 24.28 acres of land of which approximately 0.30 of an acre lies within County Road 283.

**To: James Liptak**

I, Trey A. Russell, Registered Professional Land Surveyor No. 7026, do hereby state that the survey map hereon, depicts and describes the results of an actual on the ground survey made on the 28th day of February, 2025 under my direction and supervision. This survey substantially conforms to the Minimum Standards of Practice as approved by the Texas Board of Professional Engineers and Land Surveyors. This statement is not a representation of warranty of title or guarantee of ownership. This survey was performed EXCLUSIVELY for the benefit of the above noted parties. ANY USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREOF.

*Trey A. Russell*

Trey A. Russell, R.P.L.S.  
Texas Registration No. 7026  
Date: March 11th, 2025  
BISON CREEK LAND SERVICES, LLC  
29740 State Highway 64  
Canton, Texas 75103  
Phone (903) 873-3600



**SURVEY NOTES:**

- 1) Except as shown there are no visible protrusions.
  - 2) The Basis of Bearing is Grid North as tied with the Smartnet NA RTK Network, Texas North Central Zone 4202, North American Datum of 1983 (NAD 83). Distances shown are in Surface Values of US-Survey Feet.
  - 3) Bearings and/or distances shown are measured unless otherwise noted. Calls shown in parenthesis are a reference to the deed of record.
  - 4) This entire property lies within flood zone A (Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30 year mortgage) according to F.I.R.M. map no. 48257C0305D, effective July 3, 2012 by graphic plotting only. We do not assume responsibility for exact determination. (Before any development planning, design, or construction is started, the community, city and county in which subject tract exists may impose larger flood plain and floodway areas than shown by F.I.R.M. maps that will affect development.)
  - 4) This Survey was prepared without the benefit of a current Commitment for Title Insurance. There may be additional easements, restrictions and/or other matters of record affecting the subject property that a current Commitment for Title Insurance might disclose. Neither this surveyor, nor the company in which he is employed, shall be held liable for any matters of record affecting the subject property in which the surveyor has no personal knowledge of, or was not provided unto him prior to the date in which the survey was completed.
  - 5) Additional items that may affect tract provided by client.
- Volume 575, Page 936 - Easement to Gastonia-Scurry Water Supply Corporation (Blanket in nature)  
 Volume 688, Page 482 - Easement to Rose Hill Water Supply Corporation (Blanket in nature)  
 Volume 735, Page 628 - Easement to United Telephone Company of Texas, Inc. (Unable to locate)  
 Volume 880, Page 80 - Right of Way Easement to Rose Hill Water Supply Corporation (Blanket in nature)  
 Volume 1407, Page 342 - Right of Way Easement to Rose Hill Water Supply Corporation (Blanket in nature)  
 Volume 4258, Page 567 - Permanent Easement Agreement to Seaway Crude Pipeline Company LLC (shown on plat)



**BISON CREEK  
LAND SERVICES, LLC**  
WWW.BISONCREEK.COM

**SURVEY**  
BEING A 24.28 ACRE TRACT OF LAND  
SITUATED IN THE R. ANTHONY SURVEY,  
ABSTRACT NO. 1  
KAUFMAN COUNTY, TEXAS

COUNTY ROAD 283  
KAUFMAN, TEXAS  
KAUFMAN COUNTY

SCALE: 1" = 200'	REVISION:
DATE: 3/11/25	APPROVED BY: TAR
	DRAWN BY: TAR
	CREW: PH/BW/BH
	PROJECT NO.: 25-0166
SHEET <b>1</b> OF 1	

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