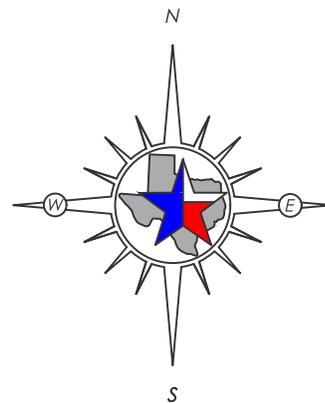


BOUNDARY SURVEY

0.149 ACRES OF LAND SITUATED IN THE MARCUS SMITH SURVEY,
ABSTRACT NUMBER 503, HOOD COUNTY, TEXAS.



MARCUS SMITH SURVEY
ABSTRACT NO. 503

CALLED 3.738 ACRES
**MANUEL GOVEA AND
MARGARET GOVEA**
VOLUME 1235, PAGE 567
DRHCT

CALLED 0.233 ACRES
**NAT T. MAZZA AND
EDITH MAZZA**
CC# 1983-317
DRHCT

0.149 ACRES

6,483 SQ. FEET
CALLED 0.149 ACRES
VY-THIEN TRAN
CC# 2020-13422
(AS DESCRIBED IN)
CC#2012-4252
DRHCT

**LOT 1
JACKSON ESTATES**
SLIDE A-7-B
PRHCT

CARPORT IS ON
PROPERTY LINE

JACKSON BEND COURT
PRESCRIPTIVE RIGHT-OF-WAY
GRAVEL ROAD

CALLED 0.385 ACRES
LARRY MAZZA
VOLUME 2036, PAGE 527
DRHCT

TRACTS I & II
**RICHARD A. MALLECK AND
KELLY T. MALLECK**
VOLUME 2115, PAGE 230
DRHCT

LEGEND

ALL SYMBOLS MAY NOT APPLY

- | | |
|----------------------------|--------------------------|
| ⊥ SINGLE POST TRAFFIC SIGN | ⊞ BURIED UTILITY MARKER |
| ⊥ GUY WIRE | ⊞ TELEPHONE PEDESTAL |
| ☀ LIGHT POLE | ⊞ SANITARY SEWER MANHOLE |
| ⊞ WATER METER | ⊞ MAILBOX |
| ⊞ GAS LINE MARKER | ⊞ SEWER CLEANOUT |
| ⊞ ELECTRIC METER | ⊞ WATER VALVE |
| ⊞ A/C UNIT | ⊞ FIRE HYDRANT |
| ⊞ ELECTRIC BOX | ⊞ POWER POLE |
| ⊞ SEPTIC LID | ⊞ STORM DRAIN MANHOLE |
| ⊞ IRRIGATION CONTROL VALVE | ⊞ GAS METER |
| ⊞ CHAINLINK FENCE | |
| ⊞ BARBED WIRE FENCE | |
| ⊞ WOOD FENCE | |
| ⊞ IRON FENCE | |
- DRHCT = DEED RECORDS, HOOD COUNTY, TEXAS
PRHCT = PLAT RECORDS, HOOD COUNTY, TEXAS
CC# = COUNTY CLERK'S INSTRUMENT NUMBER
IRF = IRON ROD FOUND
CIRS = 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS 6882"
OHE = OVERHEAD ELECTRIC

GENERAL NOTES

- 1) THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 4202.
- 2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF THE COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED EASEMENTS ARE SHOWN. THIS SURVEYOR HAS NOT ABSTRACTED THE PROPERTY.
- 3) SEE PAGE 2 OF 2 FOR METES AND BOUNDS DESCRIPTION

SURVEYOR CERTIFICATION:

THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON. THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY. THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OF, OR HAS BEEN ADVISED OF ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.



Marshall Miller

MARSHALL W. MILLER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6882
STATE OF TEXAS

APR 6, 2023



-LONESTAR-
LAND SURVEYING, LLC
TBPELS FIRM# 10194707
3521 SW WILSHIRE BLVD.,
JOSHUA, TX 76058

C:\Users\Marshall\OneDrive - lonestarlandsurveying.com\2023 Projects\230229 - 4560 Jackson Bend Ct. Granbury\200 - Preliminary\201 - Boundary\230229 - 4560 Jackson Bend Ct. Granbury-Boundary Survey.dwg

METES AND BOUNDS DESCRIPTION

BEING A 0.149 ACRE TRACT OF LAND SITUATED IN THE MARCUS SMITH SURVEY, ABSTRACT NUMBER 503, HOOD COUNTY, TEXAS, AND BEING A PORTION OF LOT 1, JACKSON ESTATES, AN ADDITION TO HOOD COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN SLIDE A-7-B, DEED RECORDS, HOOD COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.149 ACRE TRACT OF LAND DESCRIBED BY DEED TO VY-THIEN TRAN, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2020-13422 (AS DESCRIBED IN COUNTY CLERK'S INSTRUMENT NUMBER 2012-4252), DEED RECORDS, HOOD COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE NORTHERNMOST CORNER OF SAID CALLED 0.149 ACRE TRACT, SAME BEING THE WESTERNMOST CORNER OF A CALLED 0.233 ACRE TRACT OF LAND DESCRIBED BY DEED TO NAT T. MAZZA AND EDITH MAZZA, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 1983-317, DEED RECORDS, HOOD COUNTY, TEXAS, AND BEING ON THE SOUTHEAST LINE OF A CALLED 3.738 ACRE TRACT OF LAND DESCRIBED BY DEED TO MANUEL GOVEA AND MARGARET GOVEA, RECORDED IN VOLUME 1235, PAGE 567, DEED RECORDS, HOOD COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND AT THE NORTHERNMOST CORNER OF SAID CALLED 0.233 ACRE TRACT BEARS NORTH 36 DEGREES 51 MINUTES 20 SECONDS EAST, A DISTANCE OF 102.27 FEET;

THENCE SOUTH 60 DEGREES 07 MINUTES 53 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID CALLED 0.149 ACRE TRACT, BEING COMMON WITH THE SOUTHWEST LINE OF SAID CALLED 0.233 ACRE TRACT, A DISTANCE OF 100.00 FEET, TO A 1/2" IRON ROD FOUND AT THE EASTERNMOST CORNER OF SAID CALLED 0.149 ACRE TRACT, SAME BEING THE SOUTHERNMOST CORNER OF SAID CALLED 0.233 ACRE TRACT, AND BEING ON THE APPARENT NORTHWEST LINE OF JACKSON BEND COURT, A PRESCRIPTIVE RIGHT-OF-WAY, FROM WHICH A 1/2" IRON ROD FOUND AT THE EASTERNMOST CORNER OF SAID CALLED 0.233 ACRE TRACT BEARS NORTH 36 DEGREES 49 MINUTES 03 SECONDS EAST, A DISTANCE OF 102.23 FEET;

THENCE SOUTH 36 DEGREES 26 MINUTES 23 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTHEAST LINE OF SAID CALLED 0.149 ACRE TRACT, AND WITH THE APPARENT NORTHWEST LINE OF SAID JACKSON BEND COURT, A DISTANCE OF 52.76 FEET, TO A 1/2" IRON ROD FOUND AT THE SOUTHERNMOST CORNER OF SAID CALLED 0.149 ACRE TRACT, BEING AT THE INTERSECTION OF SAID NORTHWEST LINE AND THE APPARENT NORTHEAST LINE OF SAID JACKSON BEND COURT;

THENCE NORTH 73 DEGREES 42 MINUTES 22 SECONDS WEST, DEPARTING SAID SOUTHEAST LINE AND ALONG THE SOUTHWEST LINE OF SAID CALLED 0.149 ACRE TRACT, AND WITH THE APPARENT NORTHEAST LINE OF SAID JACKSON BEND COURT, A DISTANCE OF 105.81 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE WESTERNMOST CORNER OF SAID CALLED 0.149 ACRE TRACT, BEING ON THE SOUTHEAST LINE OF SAID CALLED 3.738 ACRE TRACT;

THENCE NORTH 36 DEGREES 26 MINUTES 01 SECONDS EAST, DEPARTING SAID SOUTHWEST LINE AND ALONG THE NORTHWEST LINE OF SAID CALLED 0.149 ACRE TRACT, BEING COMMON WITH THE SOUTHEAST LINE OF SAID CALLED 3.738 ACRE TRACT, A DISTANCE OF 77.76 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING, AND CONTAINING 0.149 ACRES OR 6,483 SQUARE FEET OF LAND, MORE OR LESS.



—LONESTAR—
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