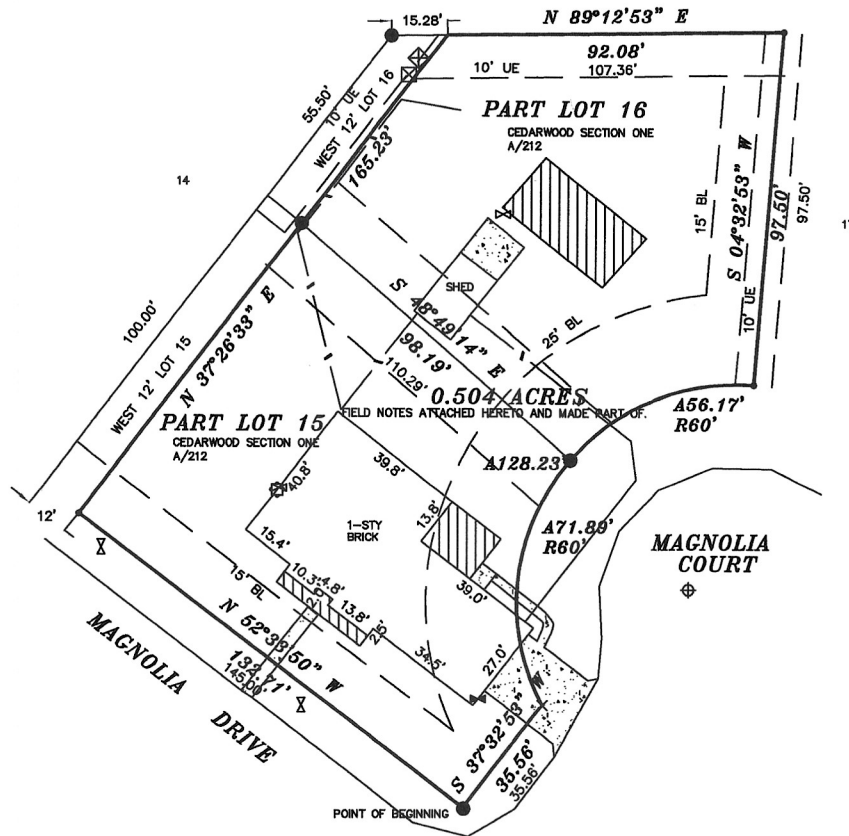
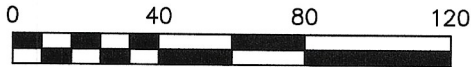




LEGEND

These standard symbols will be found in the drawing.



COVERED



CONCRETE



WOOD FENCE



IRON ROD 3/8"



IRON ROD 1/2"



X MARK



CLEAN OUT



CATV BOX



TELEPHONE BOX



ELECTRIC METER



A/C UNIT



GAS METER



WATER METER

NOTES:

- 1) THE BEARINGS SHOWN HEREON ARE BASED ON A DEED/PLAT OF RECORD, OR RELATED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (AS DERIVED BY GPS OBSERVATIONS)
- 2) ADJOINER DEED INFORMATION MAY NOT REPRESENT CURRENT OWNER OR OWNERS.
- 3) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTED COVENANT, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 4) FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
- 5) THE UTILITIES SHOWN HEREON WERE LOCATED ON THE GROUND AT THE TIME OF THE SURVEY. ALL UTILITIES MAY NOT BE SHOWN.
- 6) ALL CORNER PROPERTY MARKERS ARE FOUND AT THE TIME OF THIS SURVEY UNLESS OTHERWISE NOTED HEREON.



PRELIMINARY this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Mark V. Matthews, R.P.L.S. 5483
Registration/Licence No. 10155100

This is not a valid survey plat unless embossed and signed by the undersigned.

CERTIFICATION:

THE UNDERSIGNED DOES HEREBY CERTIFY TO JERRY STEELMAN THAT THIS SURVEY WAS MADE 16TH DAY OF OCTOBER, 2023 ON-THE-GROUND OF THE PROPERTY SHOWN HEREIN AND IS CORRECT, AND THERE ARE NO DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA AND BOUNDARY LINES OR ANY VISIBLE ENCROACHMENTS OR ANY APPARENT EASEMENTS OR RIGHT-OF-WAY, EXCEPT AS SHOWN HEREON: SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY AS SHOWN HEREON.

USE OF THIS SURVEY REPORT BY ANY OTHER PARTIES AND/OR FOR OTHER PURPOSES SHALL BE AT USER'S OWN RISK, ANY INJURY OR LOSSES ARISING OUT OF, OR OCCASIONED BY DIRECTLY OR INDIRECTLY SHALL NOT BE THE RESPONSIBILITY OF THE UNDERSIGNED.

SURVEY REPORT

OF 0.504-ACRES
IN THE URQUHART SURVEY
ABSTRACT NO. 378
MARION COUNTY

503 MAGNOLIA DRIVE JEFFERSON TX
32°46'13" 94°21'35"

SHEET 1 OF 2	10/18/2023	PC: MM
Drawn: MM	Checked: MM	Job: 10840

METES AND BOUNDS DESCRIPTION OF

A 0.504-ACRE LOT, TRACT OR PARCEL OF LAND SITUATED IN THE A URQUHART SURVEY, ABSTRACT NO. 378 MARION COUNTY, TEXAS, AND BEING PART OF LOT 15 AND LOT 16 CEDARWOOD SECTION ONE RECORDED CABINET A SLIDE 212 PLACT RECORDS MARION COUNTY TEXAS AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

(Bearing basis (grid) based on GPS observations)

Beginning at a 1/2-inch iron rod found in the west line of Magnolia Court, same being the northerly line of Magnolia Drive and the southeast corner of said Lot 15;

Thence N 52°33'50"W along the northerly line of Magnolia Drive a distance of 132.71 feet to a 3/8-inch iron rod found for most westerly corner hereof;

Thence N 37°26'33"E over and across said Lot 15 and Lot 16, and being 12 feet easterly and perpendicular to the westerly line of said Lot 15 and Lot 16 a distance of 165.23 feet to the northwest corner hereof and being N 89°12'53"E a distance of 15.28 feet from a 3/8-inch iron rod found for the northwest corner of said Lot 16;

Thence N 89°12'53"E a distance of 92.08 feet a 3/8-inch iron rod found for the northeast corner of said Lot 16;

Thence S 04°32'53"W with the common line of Lot 16 and Lot 17 a distance of 97.50 feet to a 3/8-inch iron rod found for the southeast corner of said Lot 16;

Thence with a curve turning to the left with an arc length of 128.23', with a radius of 60', with a chord bearing of S 33°17'50"W, with a chord length of 105.14' to a "X" mark on a concrete driveway;

Thence S 37°43'37"W a distance of 35.47 feet to the Point of beginning, having an area of 21947.79 square feet, 0.504 acres.

SEE SURVEY PLAT ATTACHED HERETO AND MADE PART OF.

SURVEYOR'S CERTIFICATION

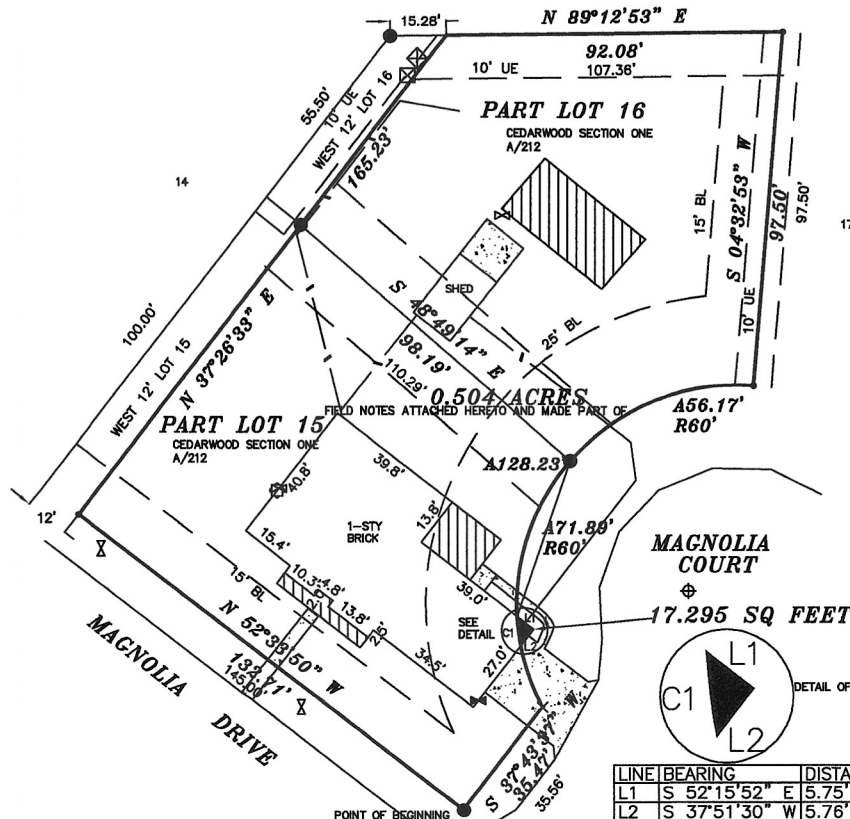
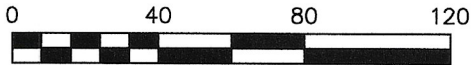
I, MARK V. MATTHEWS, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS DESCRIPTION IS BASED UPON AN ACTUAL SURVEY MADE ON THE 18TH DAY OF OCTOBER, 2023 ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREIN.



MARK V. MATTHEWS, R.P.L.S.
NO. 5483 STATE OF TEXAS

MSM SURVEYING AND MAPPING
Business Ph: (214) 998 9035
Cell Ph: (903) 663-7663





LEGEND

These standard symbols will be found in the drawing.



COVERED



CONCRETE



WOOD FENCE

• IRON ROD 3/8"

• IRON ROD 1/2"

x X MARK

⊕ CLEAN OUT

⊗ CATV BOX

⊞ TELEPHONE BOX

⊞ ELECTRIC METER

⊞ A/C UNIT

⊞ GAS METER

⊞ WATER METER

NOTES:

- 1) THE BEARINGS SHOWN HEREON ARE BASED ON A DEED/PLAT OF RECORD, OR RELATED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (AS DERIVED BY GPS OBSERVATIONS)
- 2) ADJOINER DEED INFORMATION MAY NOT REPRESENT CURRENT OWNER OR OWNERS.
- 3) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTED COVENANT OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 4) FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
- 5) THE UTILITIES SHOWN HEREON WERE LOCATED ON THE GROUND AT THE TIME OF THE SURVEY. ALL UTILITIES MAY NOT BE SHOWN.
- 6) ALL CORNER PROPERTY MARKERS ARE FOUND AT THE TIME OF THIS SURVEY UNLESS OTHERWISE NOTED HEREON.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	8.13'	60.00	7°46'26.72"	N 07°07'58" W	8.13'

LINE	BEARING	DISTANCE
L1	S 52°15'52" E	5.75'
L2	S 37°51'30" W	5.76'



Mark V. Matthews, R.P.L.S. 5483
Registration/Licence No. 10155100

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CERTIFICATION:

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USE OF THIS SURVEY REPORT BY ANY OTHER PARTIES AND/OR FOR OTHER PURPOSES SHALL BE AT USER'S OWN RISK, ANY INJURY OR LOSSES ARISING OUT OF, OR OCCASIONED BY DIRECTLY OR INDIRECTLY SHALL NOT BE THE RESPONSIBILITY OF THE UNDERSIGNED.

SURVEY REPORT

OF 17.295 sq FEET
IN THE URQUHART SURVEY
ABSTRACT NO. 378
MARION COUNTY

503 MAGNOLIA DRIVE JEFFERSON TX
32°46'13" 94°21'35"

SHEET 1 OF 2	10/18/2023	PC: MM
Drawn: MM	Checked: MM	Job: 10840

METES AND BOUNDS DESCRIPTION OF

A 17.295 SQUARE FEET LOT, TRACT OR PARCEL OF LAND SITUATED IN THE A URQUHART SURVEY, ABSTRACT NO. 378 MARION COUNTY, TEXAS, AND BEING PART OF MAGNOLIA COURT OF CEDARWOOD SECTION ONE AS RECORDED CABINET A SLIDE 212 OF THE PLAT RECORDS MARION COUNTY TEXAS AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

(Bearing basis (grid) based on GPS observations)

Beginning at a point in the curving right-of-way line of Magnolia Court, same being a point on the northeasterly wall line of garage of 503 Magnolia Drive Jefferson, Texas and from which a 1/2-inch iron rod found for the most easterly corner of said Lot 15 bears N 18°49'28"E a distance of 45.04 feet;

Thence S 52°15'52"E a distance of 5.75 feet to a point;

Thence S 37°51'30"W a distance of 5.76 feet to a point in the curving right-of-way line of Magnolia Court, same being a point on the southeasterly wall line of garage of 503 Magnolia Drive Jefferson, Texas;

Thence with said curving right-of-way line of Magnolia Court, turning to the right with an arc length of 8.13', with a radius of 60.00', with a chord bearing of N 07°07'58"W, with a chord length of 8.13', to the point of beginning, having an area of 17.295 square feet.

SEE SURVEY PLAT ATTACHED HERETO AND MADE PART OF.

SURVEYOR'S CERTIFICATION

I, MARK V. MATTHEWS, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS DESCRIPTION IS BASED UPON AN ACTUAL SURVEY MADE ON THE 18TH DAY OF OCTOBER, 2023 ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREIN.



MARK V. MATTHEWS, R.P.L.S.
NO. 5483 STATE OF TEXAS

MSM SURVEYING AND MAPPING
Business Ph: (214) 998 9035
Cell Ph: (903) 663-7663