

FLOOD STATEMENT

ACCORDING TO COMMUNITY PANEL NUMBER 48251C0135J, DATED DECEMBER 04, 2012, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY LIES WITHIN ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

LEGAL DESCRIPTION

BEING a 0.586 acre tract of land situated in the R.W. Boyce Survey, Abstract Number 24, Johnson County, Texas and being a portion of Lot 2, J.D. Smart Addition, an addition to the City of Godley according to the plat thereof recorded in Volume 11, Page 884, Plat Records, Johnson County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with cap stamped "REALSEARCH" found at the northeast corner of said Lot 2, said iron rod also being the northwest corner of that certain tract of land described by deed to The Dale King Revocable Living Trust, recorded in County Clerk's File Number 2010-36173, Deed Records, Johnson County, Texas and being in the southwest right-of-way line of State Highway 171 (100' Right-of-Way);

THENCE North 50 degrees 19 minutes 10 seconds West, 13.46 feet along the north line of said Lot 2 and said southwest right-of-way line of State Highway 171 to a 5/8 inch iron rod with cap stamped "MANHARD" set;

THENCE departing said north line of Lot 2 and said southwest right-of-way line of State Highway 171 and over and across said Lot 2 the following calls:

South 02 degrees 20 minutes 34 seconds East, 101.29 feet to a 5/8 inch iron rod with cap stamped "MANHARD" set;

South 89 degrees 40 minutes 11 seconds West, 156.70 feet to a 5/8 inch iron rod found at the southeast corner of Lot 1 of said J.D. Smart Addition;

THENCE North 00 degrees 19 minutes 49 seconds West, 229.78 feet along the east line of said Lot 1 to a 5/8 inch iron rod found at the northeast corner of said Lot 1, said iron rod also being the northwest corner of said Lot 2 and being in said southwest right-of-way line of State Highway 171;

THENCE South 50 degrees 19 minutes 10 seconds East, 199.95 feet along the north line of said Lot 2 and said southwest right-of-way line of State Highway 171 to the POINT OF BEGINNING and containing 25,526 square feet or 0.586 acres of land, more or less.

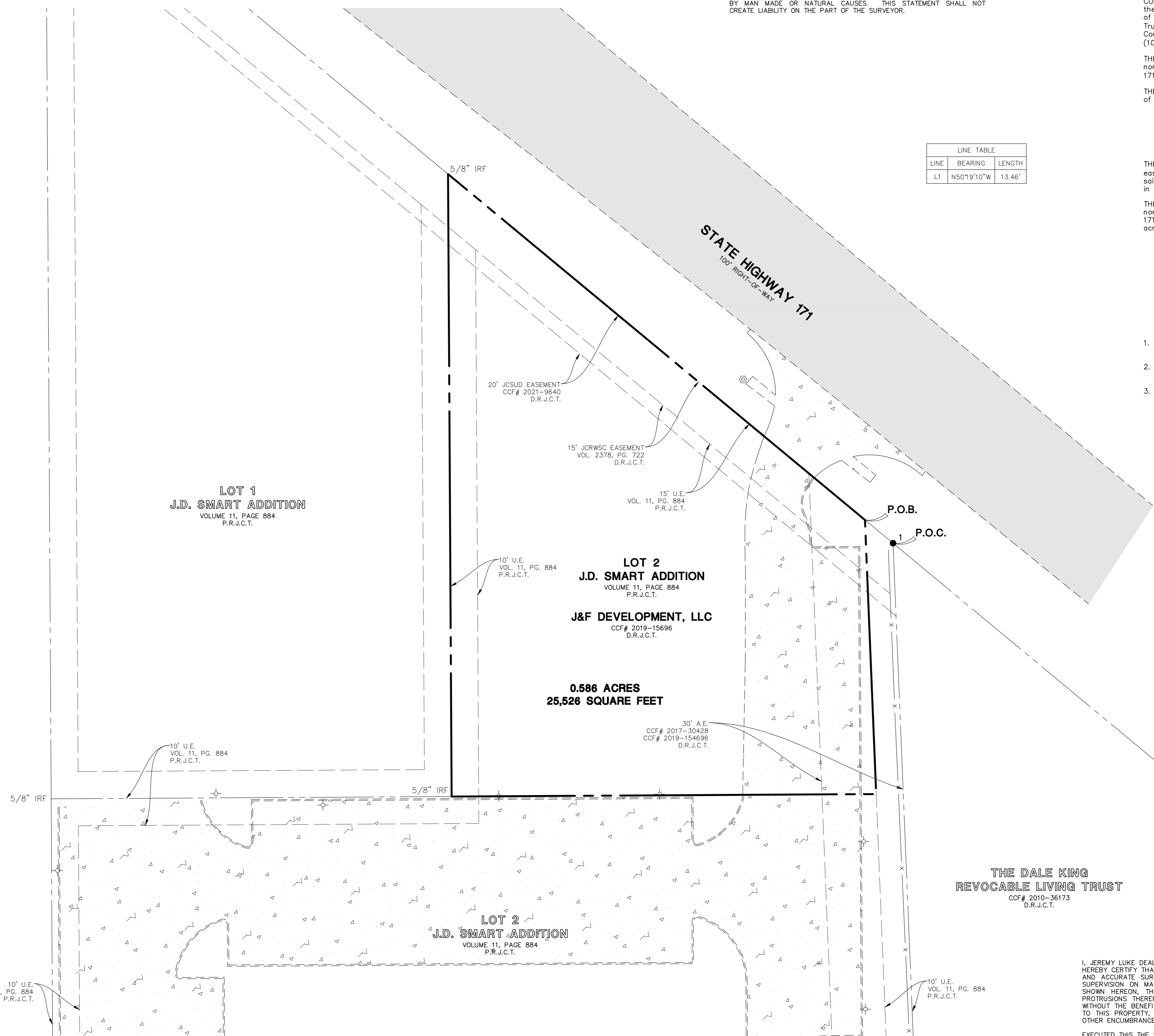
LINE TABLE		
LINE	BEARING	LENGTH
L1	N50°19'10"W	13.46'

NOTES

1. The Basis of Bearing is the Texas Coordinate System, North American Datum of 1983, North Central Zone, 4202.
2. The location of underground utilities shown hereon are approximate and are based solely on above ground features.
3. All property corners are 5/8 inch iron rods with cap stamped "MANHARD" set unless otherwise noted.



GODLEY I.S.D. PUBLIC FACILITY CORPORATION  
VOLUME 2251, PAGE 366  
D.R.J.C.T.



THE DALE KING REVOCABLE LIVING TRUST  
CCF# 2010-36173  
D.R.J.C.T.

SURVEYOR'S CERTIFICATION

I, JEREMY LUKE DEAL, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 5696, STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SKETCH WAS PREPARED FROM THE PUBLIC RECORDS, AND FROM AN ACTUAL AND ACCURATE SURVEY OF THE PROPERTY PERFORMED ON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON MAY 06, 2022. THE VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON. EXCEPT AS SHOWN HEREON, THERE ARE NO APPARENT ENCROACHMENTS ONTO THE PROPERTY OR APPARENT PROTRUSIONS THEREFROM. THIS SKETCH AND THE SURVEY ON WHICH IT IS BASED WERE PREPARED WITHOUT THE BENEFIT OF CURRENT COMMITMENT TO TITLE INSURANCE. I DID NOT ABSTRACT THE TITLE TO THIS PROPERTY, NOR DID I SEARCH THE PUBLIC RECORDS FOR EASEMENTS, ADVERSE CLAIMS, OR OTHER ENCUMBRANCES THAT MIGHT AFFECT THIS PROPERTY.

EXECUTED THIS THE 20TH DAY OF SEPTEMBER, IN THE YEAR OF OUR LORD 2022.