



METES AND BOUNDS
STATE OF TEXAS
COUNTY OF KAUFMAN

All that certain 35.125 acre lot, tract, or parcel of land situated in the A. Cherino Survey, Abstract No. 81, Kaufman County, Texas, being all of a called 35.143 acre tract described in a warranty deed to Wayne Hulshouser and Betty Hulshouser as recorded in Volume 2174, Page 490, of the Official Public Records of Kaufman County, Texas (O.P.R.K.C.T.) and being more particularly described as follows:

BEGINNING at a 3/8" capped iron rod found stamped "5244" in the Southwest right of way line of Farm to Market Road No. 148 for the North corner of said 35.143 acre Hulshouser tract;

THENCE: South 25° 08' 45" East (Deed = South 22° 43' 57" East 1294.33 feet), along said Southwest right of way line of Farm to Market Road No. 148 and the most Northerly Northeast line of said 35.143 acre Hulshouser tract, passing through a 3/8" iron rod found for reference at a distance of 1262.80 feet, and continuing for a total distance of 1294.33 feet to a mag nail with washer set stamped "BISON CREEK" at or near the intersection of the centerline of County Road 4079A with said Southwest right of way line of Farm to Market Road No. 148 for the most Northerly East corner of said 35.143 acre Hulshouser tract;

THENCE: South 43° 10' 53" West (Deed = South 45° 19' 56" West 71.00 feet), along the most Northerly Southeast line of said 35.143 acre Hulshouser tract and with or near the center of said County Road 4079A, a distance of 70.98 feet to a 1/2" iron rod found for an "ell" corner of same;

THENCE: South 46° 38' 32" East (Deed = South 43° 48' 29" East 21.93 feet), along the most Southerly Northeast line of said 35.143 acre Hulshouser tract, a distance of 21.94 feet to a 3/8" capped iron rod found stamped "5244" for the most Southerly East corner of same and being in the Southeast line of County Road 4079A;

THENCE: South 42° 28' 52" West (Deed = South 44° 52' 52" West 631.79 feet), along a Southeast line of said 35.143 acre Hulshouser tract and with said Southeast line of County Road 4079A, a distance of 631.83 feet to a 1/2" capped iron rod found for an angle point of same;

THENCE: South 42° 27' 58" West (Deed = South 44° 56' 43" West 197.01 feet), continuing along a Southeast line of said 35.143 acre Hulshouser tract and with said Southeast line of County Road 4079A, a distance of 197.16 feet to a 1/2" capped iron rod found for an angle point of same;

THENCE: South 42° 58' 11" West (Deed = South 45° 31' 41" West 99.32 feet), along the most Southerly Southeast line of said 35.143 acre Hulshouser tract and with said Southeast line of County Road 4079A, a distance of 98.90 feet to a 1/2" capped iron rod set stamped "BISON CREEK" for the South corner of same and being the East corner of a called 26.461 acre tract described in a Texas general warranty deed to Laura L. Beagle and Zachary D. Beagle as recorded in Volume 6344, Page 306 (Instrument No. 2020-0007789), of the Real Records of Kaufman County, Texas (R.R.K.C.T.);

THENCE: North 44° 59' 38" West (Deed = North 42° 34' 36" West 1291.35 feet), along the Southwest line of said 35.143 acre Hulshouser tract and the most Southerly Northeast line of said 26.461 acre Beagle tract, departing said Southeast line of County Road 4079A, and continuing with or near an existing fence, passing through a 3/8" capped iron rod found stamped "5244" for the most Easterly North corner of said 26.461 acre Beagle tract and the East corner of a called 2.062 acre tract described as "Tract No. 1" in a special warranty deed with vendor's lien to Danny L. Massingill and Phyllis K. Massingill as recorded in Volume 2039, Page 623, O.P.R.K.C.T. at a distance of 800.81 feet, and continuing, along the common line between said 35.143 acre Hulshouser tract and said 2.062 acre Massingill tract, a total distance of 1291.35 feet to a 3/8" capped iron rod found stamped "5244" for the West corner of said 35.143 acre Hulshouser tract same being the North corner of said 2.062 acre Massingill tract;

THENCE: North 45° 23' 24" East (Deed = North 47° 48' 14" East 1437.14 feet), along the Northwest line of said 35.143 acre Hulshouser tract and with or near an existing fence, a distance of 1436.83 feet to the POINT OF BEGINNING and containing 35.125 acres of land of which approximately 1.13 acres of land lies within the right of way of County Road 4079A.

TO: James R. Hulshouser, Executor
Vijaya Lakshmi Bathina
Kaufman County Title & Abstract Company
WFG National Title Insurance Company

I, Mason Lewis, Registered Professional Land Surveyor No. 7110, do hereby state that the survey map herein, depicts and describes the results of an actual on the ground survey made on the 7th day of May, 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.

Mason Lewis

Mason Lewis, R.P.L.S.
Texas Registration No. 7110
Date: May 12th, 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) The Surveyor has been provided with the Commitment for Title Insurance described below and has relied upon it for all matters of record affecting the subject property.

WFG National Title Insurance Company GF. No. KCT-2204463
Effective Date: May 2, 2025 Issued: May 8, 2025

SUBJECT TO THE FOLLOWING:

- 10) c. Visible and apparent easements on or across property described in Schedule A.
- d. Any portion of subject property lying within the boundaries of a public or private roadway whether dedicated or not.
- p. Right of Way Easement dated March 18, 1978 executed by T. A. Julian, Jr. and Norma Lee Julian to Gastonia - Scurry Water Supply, recorded in Volume 656, Page 601, Deed Records of Kaufman County, Texas. (Blanket - As Installed)
- r. Right of Way Easement dated May 1, 2003 executed by Wayne Hulshouser and Betty Hulshouser to GSWS, recorded in Volume 3218, Page 567, Official Public Records of Kaufman County, Texas. (Blanket - As Installed)

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WWW.BISON-CREEK.COM
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SURVEY
BEING A 35.125 ACRE TRACT OF LAND
SITUATED IN THE A. CHERINO SURVEY, ABSTRACT NO. 81
KAUFMAN COUNTY, TEXAS

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|---------------------|-----------|
| SCALE: 1" = 100' | REVISION: |
| DATE: 05/12/25 | |
| APPROVED BY: MTL | |
| DRAWN BY: MTL | |
| CHECKED BY: JCC | |
| PROJECT NO. 25-0407 | |

SHEET
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OF 1