



LINE TABLE		
Line	Bearing	Distance
1	S 45° 22' 40" E	18.65
2	S 41° 46' 42" W	49.86
3	S 81° 39' 02" W	131.65
4	S 45° 29' 29" W	12.06
5	N 45° 29' 29" E	27.14
6	N 81° 39' 02" E	136.78
7	N 41° 46' 42" E	59.26
8	N 44° 30' 31" W	30.00
9	S 44° 59' 32" E	87.24

TONY V. GRISETA
TO
GARY KENNEDY
GLENDA KENNEDY
V. 1308, P. 448

PART OF 129.32 ACRES
DESCRIBED AS SAVE & EXCEPT
8.00 ACRES
V. 1308, P. 448
R.P.R.K.C.T.

TRACT 1
18.56 ACRES

PART OF 28.00 ACRES
TONY V. GRISETA
V. 1152, P. 534

6.00 ACRES
PART OF 28.00 ACRES
TONY V. GRISETA
V. 1152, P. 534

77.463 ACRES
R.L. WILLIAMS
MARY WILLIAMS BARNES
TO
DANNY W. KENNEDY
V. 1202, P. 523
R.P.R.K.C.T.

TONY V. GRISETA
TO
GARY KENNEDY
GLENDA KENNEDY
V. 1308, P. 448

TRACT 2
10.45 ACRES

TRACT 1 DESCRIPTION

All that certain lot, tract or parcel of land situated in the D. HARRIS SURVEY, ABSTRACT NO. 199, Kaufman County, Texas, and being a part of that 129.32 acres tract and that 28.00 acres tract of land as described in a Warranty deed from Marjorie K. Griffith Fallon to Tony V. Griseta and Traci L. Griseta, dated December 8, 1994 and being recorded in Volume 1152, Page 534 of the Real Property Records of Kaufman County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the Northeast right-of-way line of Samuels Road, said point being at the West corner of the above cited 28.00 acres tract of land;

THENCE N. 44 deg. 46 min. 12 sec. E. along the northwest line of said 28.00 acres tract, at 1736.77 feet pass a 3/8" iron rod found for corner at the north corner of same and continuing for a total distance of 2289.94 feet to a 1/2" iron rod found for corner at the north corner of an 8.00 acres tract of land described as save and except tract in a Warranty deed from Tony V. Griseta and Traci L. Griseta to Gary Kennedy and Glenda Kennedy, dated May 29, 1998 and being recorded in Volume 1308, Page 448 of the Real Property Records of Kaufman County, Texas;

THENCE S. 45 deg. 15 min. 23 sec. E. along the northeast boundary line of said 8.00 acres save and except tract, a distance of 635.96 feet to a 1/2" iron rod found for corner at the east corner of same;

THENCE S. 44 deg. 33 min. 25 sec. W. along the southeast line of said 8.00 acres tract, at 550.86 feet pass a 1/2" iron rod found at the south corner of same and the east corner of said 28.00 acres tract, and continuing for a total distance of 912.02 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE N. 45 deg. 22 min. 40 sec. W. a distance of 431.82 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE S. 44 deg. 37 min. 20 sec. W. a distance of 482.17 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE S. 45 deg. 22 min. 40 sec. E. a distance of 19.65 feet to a point for corner;

THENCE S. 41 deg. 46 min. 42 sec. W. a distance of 49.86 feet to a point for corner;

THENCE S. 81 deg. 39 min. 02 sec. W. a distance of 131.65 feet to a point for corner;

THENCE S. 59 deg. 55 min. 28 sec. W. a distance of 365.71 feet to a point for corner;

THENCE S. 29 deg. 02 min. 50 sec. W. a distance of 228.35 feet to a point for corner;

THENCE S. 07 deg. 52 min. 23 sec. E. a distance of 262.25 feet to a point for corner;

THENCE S. 45 deg. 29 min. 29 sec. W. a distance of 12.06 feet to 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the northeast right-of-way line of Samuels Road;

THENCE N. 44 deg. 30 min. 31 sec. W. along said right-of-way line, a distance of 326.62 feet to the POINT OF BEGINNING and containing 18.56 acres of land.

TRACT 2

All that certain lot, tract or parcel of land situated in the D. HARRIS SURVEY, ABSTRACT NO. 199, Kaufman County, Texas, and being a part of that 28.00 acres tract of land as described in a Warranty deed from Marjorie K. Griffith Fallon to Tony V. Griseta and Traci L. Griseta, dated December 8, 1994 and being recorded in Volume 1152, Page 534 of the Real Property Records of Kaufman County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner in the Northeast right-of-way line of Samuels Road, said point being S. 44 deg. 30 min. 31 sec. E., 356.62 feet from the West corner of the above cited tract of land;

THENCE N. 45 deg. 29 min. 29 sec. E. a distance of 27.14 feet to a point for corner;

THENCE N. 07 deg. 52 min. 23 sec. W. a distance of 267.32 feet to a point for corner;

THENCE N. 29 deg. 02 min. 50 sec. E. a distance of 210.05 feet to a point for corner;

THENCE N. 59 deg. 55 min. 28 sec. E. a distance of 351.66 feet to a point for corner;

THENCE N. 81 deg. 39 min. 02 sec. E. a distance of 136.78 feet to a point for corner;

THENCE N. 41 deg. 46 min. 42 sec. E. a distance of 59.26 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE S. 45 deg. 22 min. 40 sec. E. a distance of 469.64 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the southeast boundary line of said 28.00 acres tract;

THENCE S. 44 deg. 37 min. 20 sec. W. along the southeast boundary line of said 28.00 acres tract, a distance of 669.16 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE N. 44 deg. 30 min. 31 sec. W. a distance of 208.71 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE S. 44 deg. 37 min. 20 sec. W. a distance of 208.71 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the northeast right-of-way line of Samuels Road;

THENCE N. 44 deg. 30 min. 31 sec. W. along said right-of-way line, a distance of 165.16 feet to the POINT OF BEGINNING and containing 10.45 acres of land.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS FOLLOWS:

All that certain lot, tract or parcel of land situated in the D. HARRIS SURVEY, ABSTRACT NO. 199, Kaufman County, Texas, and being an easement for ingress and egress across a part of that 36.08 acres tract of land as described in a Warranty deed from Marjorie K. Griffith Fallon to Tony V. Griseta and Traci L. Griseta, dated December 8, 1994 and being recorded in Volume 1152, Page 534 of the Real Property Records of Kaufman County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the Northeast right-of-way line of Samuels Road, said point being S. 44 deg. 30 min. 31 sec. E., 326.62 feet from the West corner of the above cited tract of land;

THENCE N. 45 deg. 29 min. 29 sec. E. a distance of 12.06 feet to a point for corner;

THENCE N. 07 deg. 52 min. 23 sec. W. a distance of 262.25 feet to a point for corner;

THENCE N. 29 deg. 02 min. 50 sec. E. a distance of 228.35 feet to a point for corner;

THENCE N. 59 deg. 55 min. 28 sec. E. a distance of 365.71 feet to a point for corner;

THENCE N. 81 deg. 39 min. 02 sec. E. a distance of 131.65 feet to a point for corner;

THENCE N. 41 deg. 46 min. 42 sec. E. a distance of 49.86 feet to a point for corner;

THENCE S. 45 deg. 22 min. 40 sec. E. a distance of 30.04 feet to a point for corner;

THENCE S. 41 deg. 46 min. 42 sec. W. a distance of 59.26 feet to a point for corner;

THENCE S. 81 deg. 39 min. 02 sec. W. a distance of 136.78 feet to a point for corner;

THENCE S. 59 deg. 55 min. 28 sec. W. a distance of 351.66 feet to a point for corner;

THENCE S. 29 deg. 02 min. 50 sec. W. a distance of 210.05 feet to a point for corner;

THENCE S. 07 deg. 52 min. 23 sec. E. a distance of 267.32 feet to a point for corner;

THENCE S. 45 deg. 29 min. 29 sec. W. a distance of 27.14 feet to a point for corner in the Northeast right-of-way line of Samuels Road;

THENCE N. 44 deg. 30 min. 31 sec. W. along said right-of-way line, a distance of 30.00 feet to the POINT OF BEGINNING and containing 0.72 acres in said easement.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480411 0025 B dated Sept. 4, 1991, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED DEED IN VOL. 1152, PG. 534, R.P.R.K.C.T.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for RANGER TITLE COMPANY and TONY V. GRISETA at SAMUELS ROAD, KAUFMAN COUNTY, TEXAS, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 12th day of January, 2010.


Harold D. Fetty III, R.P.L.S. No. 5034



SYMBOL LEGEND	
	1/2" IRON ROD
	YELLOW PLASTIC CAP
	3/8" IRON ROD
	20' FEE. ELECTRIC ESMT
	30' INGRESS-EGRESS ESMT
	15' HIGH POINT
	CONTROLLING BEARING LINE
	POND
	RESIDENCE
	BLDG.
	UTILITY LINE
	FENCE LINE
	SURVEY LINE
	CORNER MARKER
	MONUMENT
	BOUNDARY LINE
	RIGHT-OF-WAY LINE

H.D. Fetty Land Surveyor, LLC
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE 972-635-9979 FAX

SURVEY ACCEPTED BY: _____ DATE _____
_____ DATE _____