



Approved

Commissioners Court

AUG 28 2017



Variance Request for Septic System

Johnson County Subdivision Rules and Regulations state only one septic system per one (1) acre, Section VII A. To request a variance for the purpose of:

- \_\_\_\_\_ installing a septic system on a lot or tract of less than an acre or
- ~~X~~ ~~two residences on one (1) septic system~~ or
- (Adding new barn w/ toilet) JWC
- \_\_\_\_\_ installing a second septic system on a lot less than 2 acres

Please provide the following information. This request will be presented to the Commissioner's Court for their decision.

Owner KEVIN R. AND LAUREL K. GRANTHAM Date 08-17-17

Contact Information: Phone no. 817-297-4902

Cell no. 817-680-0794 Email address KEVINRGRANTHAM@ATT.NET

Property Information for Variance Request:

Property 911 address 2317 COUNTY ROAD 920, CROWLEY, TX 76036

Subdivision name N/A Block N/A Lot N/A

Lot size: 1.125 acres Size of existing residence: 1485 sq. ft.

Does this lot currently have a septic system?  Yes  No System type AEROBIC

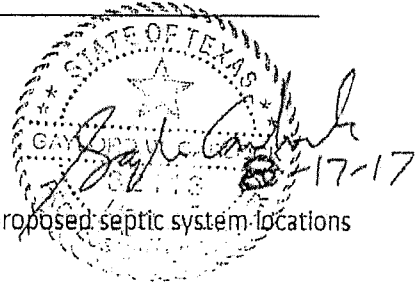
ETJ:  Yes - City FORT WORTH  No

Is a part of the property located in a FEMA designated Floodplain?  Yes  No

Reason for request REMOVING EXISTING BARN AND ADDING A NEW BARN WITH PLUMBING

Provide the following with this request:

- Copy of your plat if property has been platted N/A
- Copy of property deed
- Survey or drawing showing existing home, buildings, existing & proposed septic system locations



F:/Platting/Variances/Septic System Variance Request App





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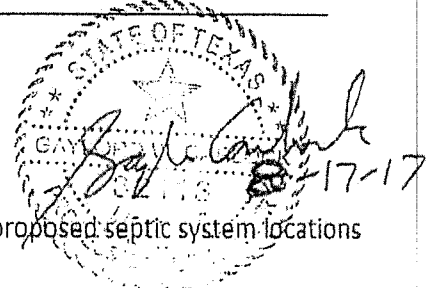
ETJ: (X) Yes - City FORT WORTH ( ) No

Is a part of the property located in a FEMA designated Floodplain? ( ) Yes (X) No

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Provide the following with this request:

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F:/Platting/Variences/Septic System Variance Request App



JOHNSON COUNTY PUBLIC WORKS

2 North Mill Street/Suite 305, Cleburne, TX 76033
development@johnsoncountytexas.org (817) 556-6380

Application for 'Authorization to Construct' OSSF System

Office use only
Precinct
Authorization to Construct Permit #
Firm Panel
This is to certify that:
has paid a fee of:
\$475.00 Aerobic Septic Systems
\$375.00 All other Septic Systems
and has complied with the rules and regulations of this department for the construction of a private liquid waste disposal system - address and owner listed below.
Inspector approval:
Date
This AUTHORIZATION TO CONSTRUCT is only valid with INSPECTOR APPROVAL and is valid for: year from the issue date unless revoked for non-compliance with the rules and regulations of this department

To be completed and signed by Property owner

Property Owner's Name: Kevin & Laurel Grantham Phone number: 817-297-4902
911 site address: 2317 CR 920, Crowley, TX 76036
Current mailing address: same

Please attach verification of legal description such as a copy of: Deed and Survey or other documentation

Legal Description: Metes and Bounds Acreage:
Recorded deed: Volume Page Survey Abstract
-OR- Subdivision: Lot #: Blk #: Phase / Section #:

Well Water or Water provider JCSUD

Is this Building: New or Existing
Site Built or Manufactured/Mobile Home Building Square Feet: 1485
Single Family # Bedrooms 3 or Multi-Family # Bedrooms
Commercial # Employees + added toilet in Barn

I certify that the above statements are true and correct to the best of my knowledge. Authorization is hereby given for Johnson County Public Works to enter upon the above described property for the purpose of site evaluation and investigation of an on-site sewage facility.

Signature of Owner: [Signature] Date: 8-18-2017

Site Evaluator: Thomas Kohl License No.
Phone No. Other No.
Mailing Address: City State Zip
Installer: License No.
Phone No. Other No.
Mailing Address: City State Zip

\*\*\*System must be installed according to specifications on attached design\*\*\*



JOHNSON COUNTY PUBLIC WORKS

2 North Mill Street/Suite 305, Cleburne, TX 76033
development@johnsoncountytexas.org (817) 556-6380

ON-SITE SEWAGE FACILITY TECHNICAL INFORMATION FOR PERMIT

PROFESSIONAL DESIGN REQUIRED: [X] Yes [ ] No If Yes, professional design attached: [X] Yes [ ] No

Designer Name: G. CARLOCK License Type and No. PE 32113

Phone No. 817-614-1408 Other or Fax No.

Mailing Address: Joshua City: 1225 Stadium State: TX Zip: 76058

I. TYPE AND SIZE OF PIPING FROM: (Example: 4" SCH 40 PVC)

Stub out to treatment tank: Existing, 3" PVC Sch 40 new

Treatment tank to disposal system: 1" PVC to spray heads

II. DAILY WASTEWATER USAGE RATE: Q= 300 (gallons/day)

Water Saving Devices: [X] Yes [ ] No

III. TREATMENT UNIT(S): [ ] Septic Tank [X] Aerobic Unit

A. Tank Dimensions: 7' x 12' Liquid Depth (bottom of tank to outlet): 3"

Size proposed: 500 gpd (gal)\* Manufacturer: JET

Material/Model# Concrete

Pretreatment Tank: [X] Yes [ ] No [ ] NA

Pump/Lift Tank: [ ] Yes [ ] No [ ] NA

B. OTHER [ ] Yes [ ] No If yes, please attach description.

IV. DISPOSAL SYSTEM:

Disposal Type: Surface Spray Irrigation

Manufacturer and Model JET 500 Aerobic Unit

Area Proposed: 5655 ft^2 Area Required: 4688 ft^2

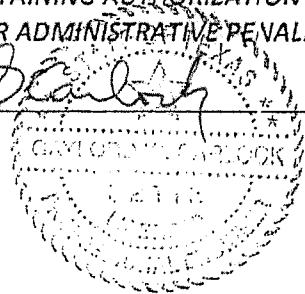
V. ADDITIONAL INFORMATION:

NOTE - THIS INFORMATION MUST BE ATTACHED FOR REVIEW TO BE COMPLETED.

A. Soil/Site Evaluation B. Planning materials (If Applicable).

DO NOT BEGIN CONSTRUCTION PRIOR TO OBTAINING AUTHORIZATION TO CONSTRUCT. UNAUTHORIZED CONSTRUCTION CAN RESULT IN CIVIL AND/OR ADMINISTRATIVE PENALTIES.

SIGNATURE OF INSTALLER OR DESIGNER: [Signature] DATE: 8-11-17



**Site layout Upgraded System**

Kevin & Laurel Grantham  
 2317 CR 920  
 Crowley, TX 76036

917-680-0794

3 Bedroom Residence

1.14 acre tract

1512 sq ft living area

w/ New toilet in New BARN

Equivalent to 4 Bedroom Home

QR = 3500 gpd (water saving devices)

Area Req'd = 4688 ft<sup>2</sup>

Area Provided

$$= (30^2 + \frac{1}{2} \times 30^2 \times 2) \pi$$

$$= 5655 \text{ ft}^2$$

500 gpd Aerobic Unit

JET 500

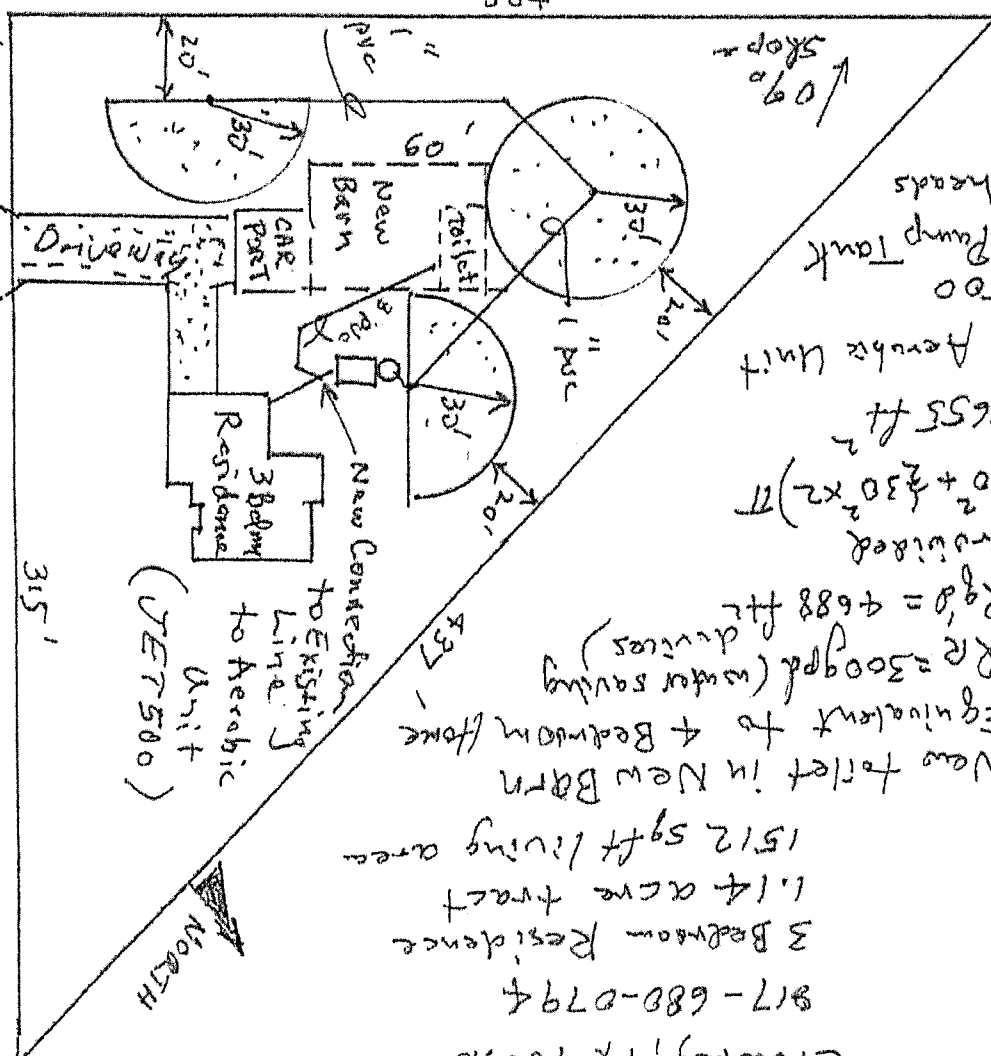
500 gal Pump Tank

3 Spray heads

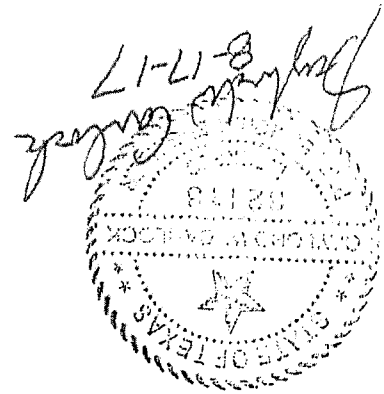
3 Bedroom Residence  
 (JET 500)

New Connection  
 to Existing  
 Line  
 to Aerobic  
 Unit

New Barn  
 Toilet



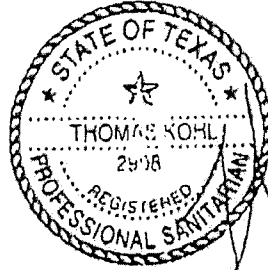
Scale : 1" = 50'



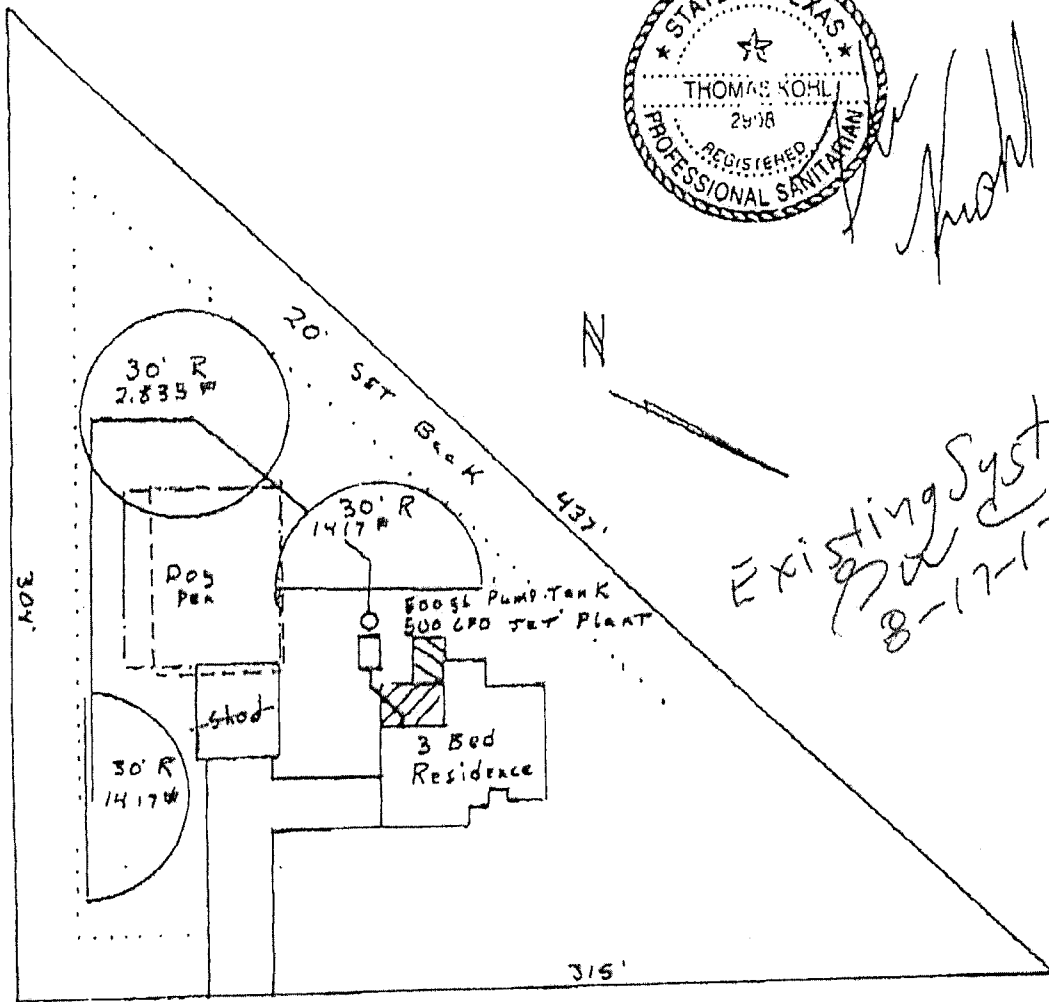
2317 CR 920

08-11-2017

EXISTING SHED WILL BE REMOVED.  
NEW BUILDING DEPICTED BY BLUE HASHMARKS, WILL HAVE ONE BATHROOM.  
WILL BE CONSTRUCTED WHERE CURRENT DOG PEN SITS.



*Handwritten signature of Thomas Kohl*



*Existing System  
8-17-17*

2317 C.R. 920

Scale 1" = 50'



**Receipt Number: 2017-977**

8/18/2017 08:37 AM JE 1

*Descriptions:*

1.	\$100.00	Variance Request
2.		
3.		
4.		

*Received From:*

**Kevin Grantham**  
**2317 CR 920 Crowley**

*Amount Received:*

**\$100.00**

*Payment Information:*

**Check #10169**

*Permit*

**S06180**

**Variance request. Residence and barn on one septic system**

Signature / Initials: \_\_\_\_\_

**JE 1 8/18/2017 08:37 AM**

ALAMO TITLE COMPANY

## GF 04-1000 GENERAL WARRANTY DEED WITH VENDOR'S LIEN

3163 J10 ML 026 J09  
 NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF JOHNSON

THAT KENNETH L. KELSO AND SPOUSE, KAREN LINDSAY KELSO

hereinafter referred to as GRANTOR (whether one or more), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration to GRANTOR in hand paid by KEVIN GRANTHAM AND SPOUSE, LAUREL GRANTHAM

hereinafter referred to as GRANTEE (whether one or more), the receipt and sufficiency of which are hereby acknowledged, and for the further consideration of the execution and delivery by said GRANTEE of one certain promissory note of even date herewith, in the original principal sum of Ninety Thousand And No/100 Dollars

(\$90,000.00), payable to the order of WASHINGTON MUTUAL BANK, FA (hereinafter called BENEFICIARY), in installments as in said note provided, bearing interest at the rate therein provided, said Note containing an attorney's fee clause and various acceleration of maturity clauses in case of default, and being secured by Vendor's Lien and Superior Title retained herein in favor of said GRANTOR; and being additionally secured by a deed of trust of even date with said note, from GRANTEE to CALVIN C. MANN, JR, TRUSTEE, reference to which deed of trust is hereby made for all purposes; the said BENEFICIARY at the special instance and request of the GRANTEE herein having advanced the sum of said note as part purchase price for the property herein conveyed, the receipt of which is hereby acknowledged, the GRANTOR hereby transfers, sets over, assigns and conveys, without recourse, unto BENEFICIARY, and its successors and assigns, the Vendor's Lien and Superior Title retained and reserved herein against the property, subrogating said BENEFICIARY to all rights and remedies of GRANTOR in the premises by virtue of said liens;

and GRANTOR has GRANTED, SOLD, and CONVEYED and by these presents does GRANT, SELL, and CONVEY unto GRANTEE, the following described property, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

TO HAVE AND TO HOLD the above described premises, together with, all and singular, the rights and appurtenances thereto in anywise belonging unto GRANTEE and GRANTEE'S heirs and assigns forever. GRANTOR does hereby bind GRANTOR and GRANTOR'S heirs, executors, and administrators to warrant and forever defend, all and singular, the said premises unto GRANTEE and GRANTEE'S heirs and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This Deed is executed, delivered and accepted subject to all and singular any liens described herein, ad valorem taxes for the current and all subsequent years, subsequent assessments for prior years due to changes in land usage or ownership, zoning ordinances, utility district assessments and standby fees, if any, applicable to and enforceable against the above described property, and all valid utility easements created by the dedication deed or plat of the subdivision in which said real property is located, covenants, restrictions common to the platted subdivision in which said real property is located, mineral reservations, maintenance assessment liens, if any, applicable to and enforceable against the above described property as shown by the records of the County Clerk of the County in which said real property is located, and any statutory water rights, or the rights or interests of the State of Texas or the public generally in any waters, tidelands, beaches and streams being situated in proximity to the property described therein.

But it is expressly agreed and stipulated that the Vendor's Lien and Superior Title are retained against the above described property, premises, and improvements, until the above described note and all accrued interest thereon are fully paid according to the face, tenor, effect, and reading thereof, when this deed shall become absolute.

The contract between GRANTOR, as seller, and GRANTEE, as buyer, may contain limitations as to warranties; to the extent said contract provides for such limitations to survive this conveyance they shall be deemed incorporated herein by reference. The warranty of title contained in this deed is hereby expressly excluded from the limitations referenced in this paragraph.

When this Deed is executed by more than one person, or when the GRANTEE is more than one person, the instrument shall read as though pertinent verbs and pronouns were changed correspondingly, and when executed by or to a legal entity other than a natural person, the words "heirs, executors and administrators" or "heirs and assigns" shall be

construed to mean "successors and assigns." Reference to any gender shall include either gender and, in the case of a legal entity other than a natural person, shall include the neuter gender, all as the case may be.

DATED this 28th day of July, 2004

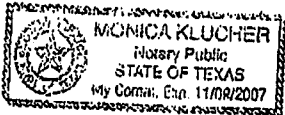
Kenneth L. Kelso  
KENNETH L. KELSO

Karen Lindsay Kelso  
KAREN LINDSAY KELSO

THE STATE OF TEXAS )  
COUNTY OF Tarrant )

(Acknowledgment)

This instrument was acknowledged before me on the 28 day of July, 2004,  
by Kenneth L. Kelso and Karen Lindsay Kelso



My commission expires \_\_\_\_\_  
Notary Public, State of \_\_\_\_\_  
Printed Name: Monica Klucher

THE STATE OF TEXAS )  
COUNTY OF \_\_\_\_\_ )

(Acknowledgment)

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_,  
by \_\_\_\_\_

My commission expires \_\_\_\_\_  
Notary Public, State of \_\_\_\_\_  
Printed Name: \_\_\_\_\_

THE STATE OF TEXAS )  
COUNTY OF \_\_\_\_\_ )

(Acknowledgment)

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_,  
by \_\_\_\_\_

My commission expires \_\_\_\_\_  
Notary Public, State of \_\_\_\_\_  
Printed Name: \_\_\_\_\_

THE STATE OF TEXAS )  
COUNTY OF \_\_\_\_\_ )

(Acknowledgment)

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_,  
by \_\_\_\_\_

My commission expires \_\_\_\_\_  
Notary Public, State of \_\_\_\_\_  
Printed Name: \_\_\_\_\_

THE STATE OF TEXAS )  
COUNTY OF \_\_\_\_\_ )

(Corporate/Entity Acknowledgment)

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_,  
by \_\_\_\_\_  
of \_\_\_\_\_  
a \_\_\_\_\_, on behalf of said \_\_\_\_\_

My commission expires \_\_\_\_\_  
Notary Public, State of \_\_\_\_\_  
Printed Name: \_\_\_\_\_

AFTER RECORDING RETURN TO GRANTEE AT GRANTEE'S MAILING ADDRESS:  
KEVIN GRANTHAM  
2317 COUNTY ROAD 820  
CROWLEY, TX 76036

EXHIBIT "A"

Being a 1.125 acres of land out of the EDWARD SMITH SURVEY, ABSTRACT NO. 763, Johnson County, Texas and being out of a 136.9 acre tract of land described in Deed of Trust recorded in Volume 207, Page 123, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found in the southwesterly right-of-way line of County Road No. 920, said point being by deed call 502 varas North 45 degrees West and 1,665.3 feet North 44 degrees 34 minutes West of the east corner of said Edward Smith Survey;

THENCE South 44 degrees 34 minutes 01 seconds East 315.55 feet (called South 44 degrees 35 minutes East, 315.65 feet) with said County Road 920 to a 5/8" iron rod found;

THENCE South 45 degrees 27 minutes 30 seconds West, 310.68 feet (called South 45 degrees 27 minutes West, 310.9 feet) to a 5/8" iron rod found;

THENCE North 00 degrees 00 minutes 00 seconds East, 442.72 feet (called 442.95 feet) to the PLACE OF BEGINNING and containing 1.125 acres of land, more or less.

K 442

**WARNING—THIS IS PART OF THE OFFICIAL RECORD**  
**DO NOT DESTROY**

Filed For Record 11:31 AM/PM

AUG 09 2004

County Clerk, Johnson County  
By [Signature] Deputy

ANY PROVISION HEREIN WHICH  
RESTRICTS THE SALE, RENTAL OR  
USE OF THE DESCRIBED REAL  
PROPERTY BECAUSE OF COLOR OR  
RACE IS INVALID AND  
UNENFORCEABLE UNDER FEDERAL  
LAW.

**STATE OF TEXAS**  
**COUNTY OF JOHNSON**

That I hereby certify this instrument was FILED on the date and at the  
time stamped hereon by me and was duly RECORDED in the  
OFFICIAL PUBLIC RECORDS JOHNSON COUNTY, TEXAS in the  
Volume and Page as shown hereon.

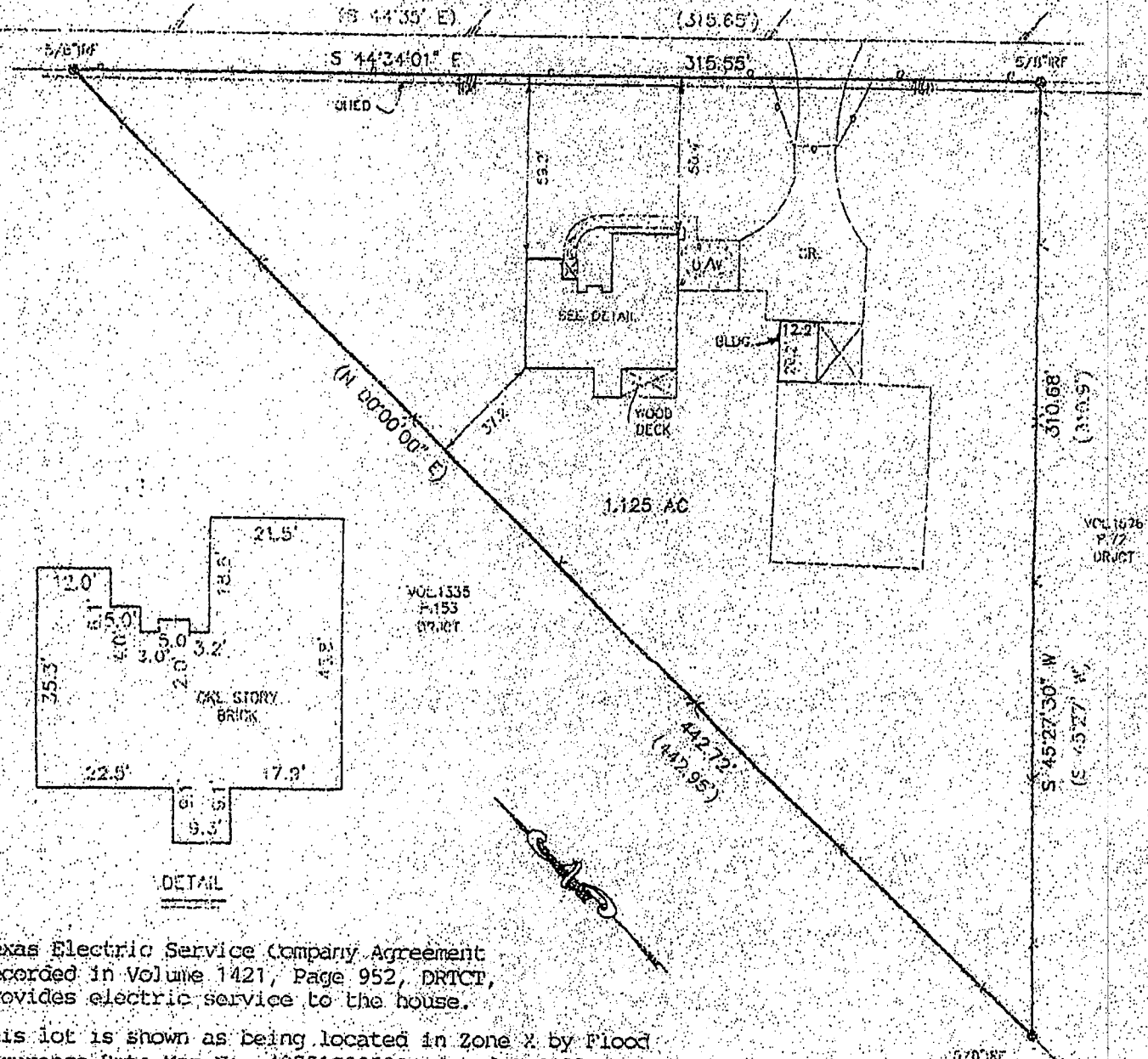
[Signature]

CURTIS H. DOUGLAS, COUNTY CLERK  
JOHNSON COUNTY, TEXAS

# LEGEND OF ABBREVIATIONS AND SYMBOLS

-AC	- Air Conditioner	I.P.F.	- Iron Pipe Found	SW	- Sidewalk	-O.H.E.S.	- Overhead Electric Service Line
D.C.	- Ditch Column	L.I.F.	- Iron Rod Found	T.P.	- Tels. Pedestal	-O.H.E.D.	- Overhead Electric Distribution Line
D.O.S.F.	- Dots O'Arc Stake Found	L.I.S.	- Iron Rod Set	T.V.P.	- Cable TV Pedestal	-O.H.T.	- Overhead Telephone Line
BLDG	- Structure with a Permanent Foundation	E.S.	- Light Standoff	U.E.	- Utility Easement	-O.H.T.V.	- Overhead Television Cable Line
U.L.	- Building Line	L.S.T.	- Landscape Timber	U.G.	- Underground	— — —	- Wood Fence
D.I.	- Drivage Easement	K.E.	- Maintenance Easement	o	- Utility Pole	—x—x—x—	- Wire Fence
CAY	- Driveway	Y	- Planter	W.M.	- Water Meter	—o—o—o—	- Chain Link Fence
A	- Electric Meter	P.A.C.	- Public Access Easement	W.W.	- Wing Wall	—(—)	- Guy Wire & Anchor
E.P.	- Electrical Pedestal	P.O.B.	- Point of Beginning	X.T.	- Cross Ties		
E.T.	- Electrical Transformer	P.O.C.	- Point of Commencing				
E.O.F.	- End of Fence	R.O.W.	- Right of Way				
F.P.	- Fence Post	R.W.	- Retaining Wall				
GL	- Gravel	S.E.	- Sewer Easement				
o	- Gas Meter	SHED	- Structure with No Permanent Foundation				

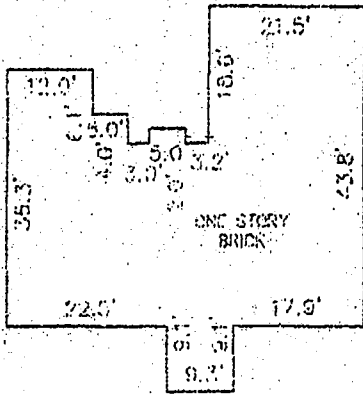
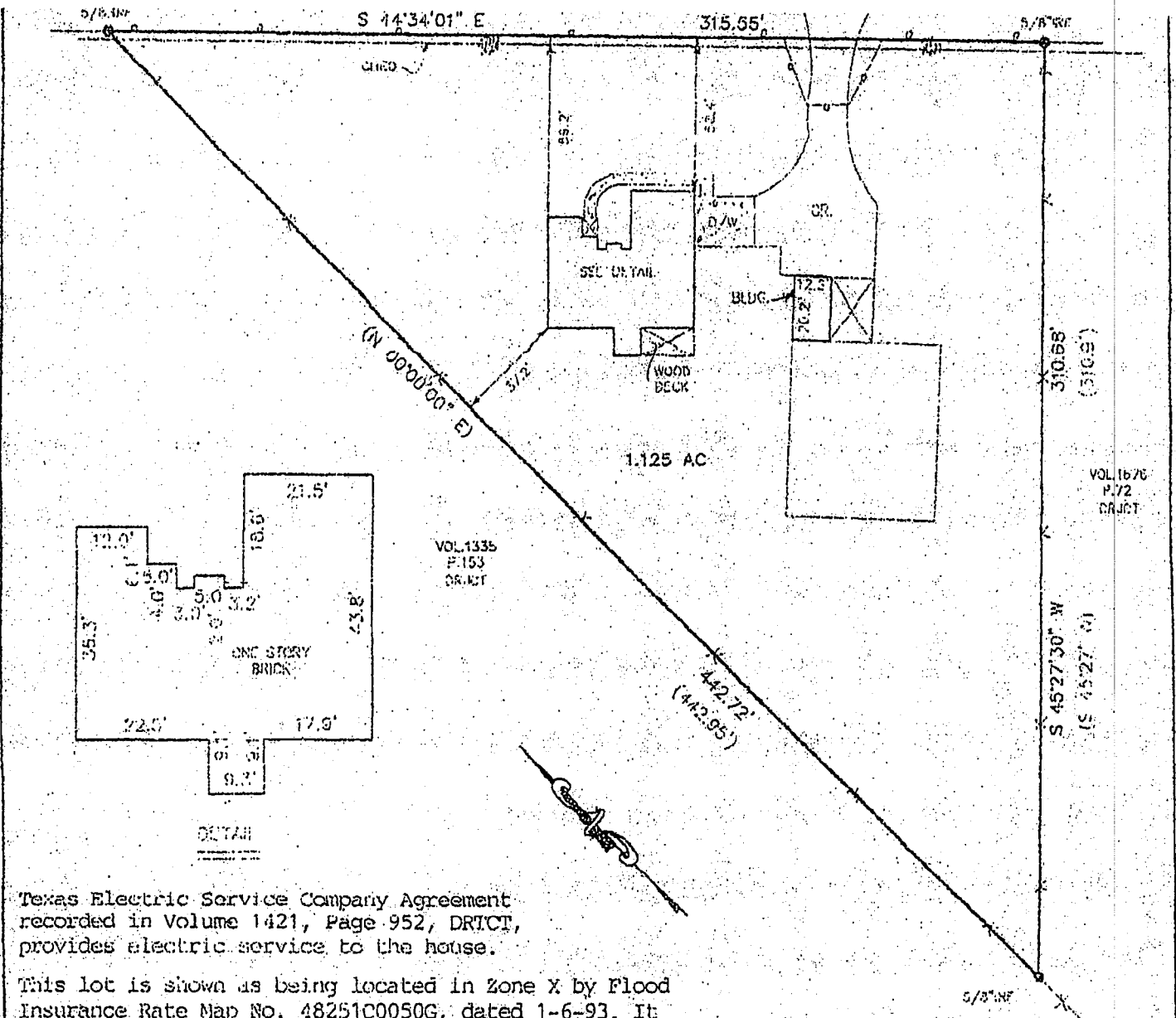
## COUNTY ROAD 920



Texas Electric Service Company Agreement recorded in Volume 1421, Page 952, DRCT, provides electric service to the house.

This lot is shown as being located in Zone X by Flood Insurance Rate Map No. 48251C0050G, dated 1-6-93. It is not shown as being in a Special Flood Hazard Area Inundated by 100-Year Flood.

Drawn by: Kelso  
 Address: 2317 County Road 920  
 a.F. No.: WS 00270952 JAL



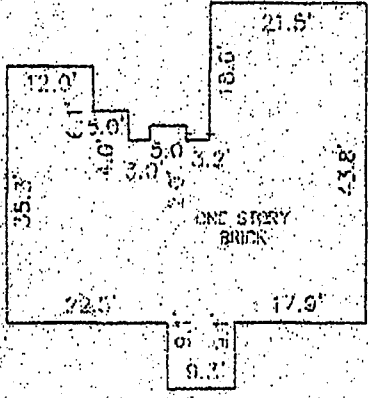
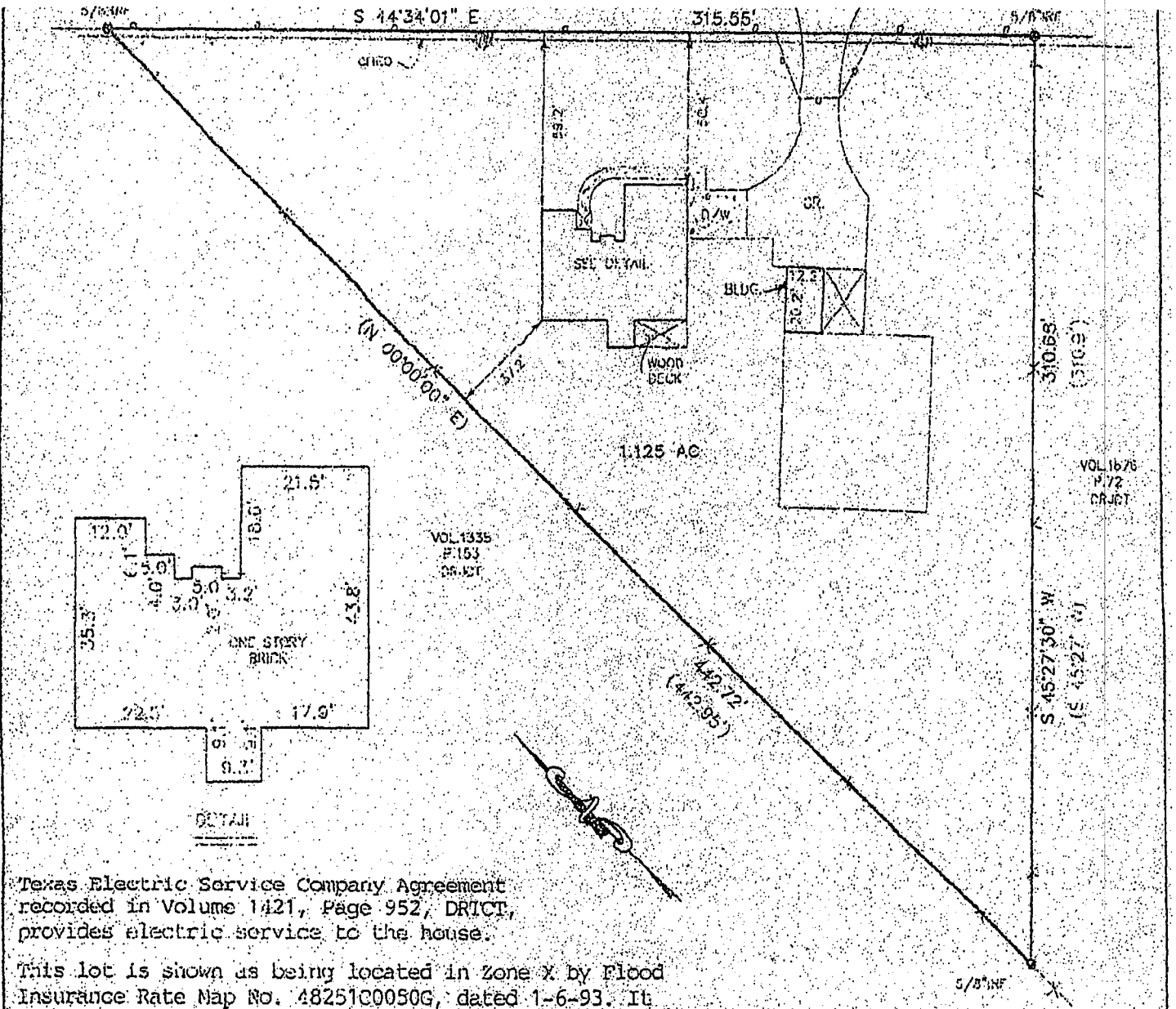
DETAIL

Texas Electric Service Company Agreement recorded in Volume 1421, Page 952, DRIFT, provides electric service to the house.

This lot is shown as being located in Zone X by Flood Insurance Rate Map No. 48251C0050G, dated 1-6-93. It is not shown as being in a Special Flood Hazard Area Inundated by 100-Year Flood.

Borrower: Kelso  
 Address: 2317 County Road 920  
 G.F. No.: WS 00270952 JAL  
 Job No.: 711cm03

SURVEYOR'S CERTIFICATION	LEGAL DESCRIPTION
<p>I, James L. Moore Registered Professional Land Surveyor, do hereby certify that the map shown heron: (1) accurately represents the property as determined by an on-the-ground survey made under my direction on November 19, 1997, and (2) shows the boundary lines and dimensions indicated hereon, (b) shows the location of all visible buildings, structures and other major improvements on the subject property, and (c) shows the easements of record affecting the subject property according to the legal description of such easements in instrument, volume and page number indicated; (2) except as shown, there are no other visible rights-of-way or party walls (b) evidence of projections on adjoining premises, signs of other buildings, structures or other improvements, and (c) evidence of encroachment on the subject property by buildings, structures, other improvements or rights-of-way situated in the adjoining premises, and rights-of-way or easements, public or private.</p>	<p>SEE ATTACHED FIELD NOTES DESCRIPTION            1.125 acres of land out of the Edward Smith Survey, Abstract No. 763, Johnson County, Texas.</p> <p style="text-align: center;"><b>ALS Land Surveying</b></p> <p>Scale: 1" = 50'      Dwn. By: J.W.H.      Northings</p>



VOL 1335  
P. 153  
CRJBT

VOL 1676  
P. 72  
CRJBT

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Owner: Kelso  
Address: 2317 County Road 920  
G.P. No.: WS. 00270952 JAL  
Job No.: 711cm03

SURVEYOR'S CERTIFICATION	LEGAL DESCRIPTION
<p>I, Daniel L. Moore Registered Professional Land Surveyor, do hereby certify that the map shown hereon (1) accurately represents the property as determined by an on-the-ground survey made under my direction on November 19, 1997, and (2) shows the boundary lines and dimensions indicated hereon; (3) shows the location of all visible buildings, structures and other major improvements on the subject property; and (4) shows the easements of record affecting the subject property, according to the legal description of such easements with instrument, volume and page number indicated; (5) except as shown, there are no visible rights-of-way or party walls; (6) evidence of encroachments on adjoining premises; (7) evidence of any other buildings, structures or other improvements; and (8) evidence of encroachments on the subject property by buildings, structures, other improvements or rights-of-way situated in the adjoining premises; and that there are no other public roadways.</p>	<p>SEE ATTACHED FIELD NOTES DESCRIPTION: 1.125 acres of land out of the Edward Smith Survey, Abstract No. 763, Johnson County, Texas.</p> <p style="text-align: center;"><b>ALS Land Surveying</b></p> <p>Scale: 1" = 50'      Dwn. By: J.W.H.      Revision:</p>



# A.L.S. LAND SURVEYING, INC.

*Professional Land Surveying Services*

2106 W. Pioneer Parkway Suite 132  
Arlington, TX 76013

Phone 817-795-6802  
Fax 817-795-6904

## FIELD NOTES DESCRIPTION

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Jarrel L. Moore  
Registered Professional Land Surveyor  
#4854

Job No. 711cm03