

M.T. JONES SURVEY
A - 259

N45°00'E 1319.44'

SURVEY LINE

①
TOTAL: 11.419 ACRES
Less : 0.260 in road
NET : 11.159 ACRES
1319.44'

②
TOTAL: 11.419 ACRES
Less : 0.260 in road
NET : 11.159 ACRES

③
TOTAL: 11.419 ACRES
Less : 0.260 in road
NET : 11.159 ACRES

④
TOTAL: 11.419 ACRES
Less : 0.260 in road
NET : 11.159 ACRES

⑤
TOTAL: 11.419 ACRES
Less : 0.260 in road
NET : 11.159 ACRES

⑥
TOTAL: 11.419 ACRES
Less : 0.260 in road
NET : 11.159 ACRES
1319.44'

⑦
TOTAL: 11.416 ACRES
Less : 0.309 in road
NET : 11.107 ACRES

S45°00'W 1319.44'

61 ACRES

60 ACRES

STATE OF TEXAS
COUNTY OF KAUFMAN

DESCRIPTION

11659

BEING all that tract of land in Kaufman County, Texas, a part of the J. H. Randle Survey, A-442 and being all that tract of land conveyed to Twovest Properties from Brenda J. Marshall as Attorney-in-Fact for O. W. Brown on July 19, 1984 and recorded in Volume 777, Page 63, Kaufman County Deed Records, and being further described as follows:

BEGINNING at the West corner of said tract, a $\frac{1}{2}$ " steel rod set for corner;

THENCE North 45 degrees 00 minutes East, 1319.44 feet to the North corner of said tract, said point being in a dirt road, a $\frac{1}{2}$ " steel rod bears South 45 degrees 00 minutes West, 15.00 feet for witness;

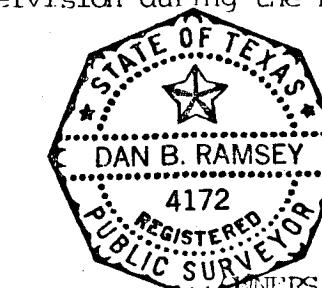
THENCE South 45 degrees 19 minutes 30 seconds East, 2638.89 feet to the East corner of said tract, said point being in a dirt road, a $\frac{1}{2}$ " steel rod bears South 45 degrees 00 minutes West, 15.00 feet for witness;

THENCE South 45 degrees 00 minutes West, 1319.44 feet to the South corner of said tract, a $\frac{1}{2}$ " steel rod found for corner;

THENCE North 45 degrees 19 minutes 30 seconds West, 2638.89 feet along the Southwest line of said tract to the point of beginning, containing 79.930 acres of land, of which 0.909 acres lie within said dirt road, leaving a net of 79.021 acres.

The plat and description as shown hereon are a true and accurate representation, to the best of my knowledge and belief, of the property as determined by an on-the-ground survey performed under my supervision during the month of October, 1984.

17 October 1984



Dan B. Ramsey
R. P. S. No. 4172

Dan B. Ramsey

OWNER'S CERTIFICATION

I, *Bert Potter*, agent of the above described tract of land, have caused the same to be platted and subdivided as shown hereon, and further dedicate to the public use forever all streets and rights-of-way as shown hereon.

Wm. Bert Potter, Agent

STATE OF TEXAS
COUNTY OF KAUFMAN

Before me, the undersigned *Bert Potter*, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 2nd day of November, 1984.

Maxine Darst
Notary Public in and for Kaufman
County, Texas.

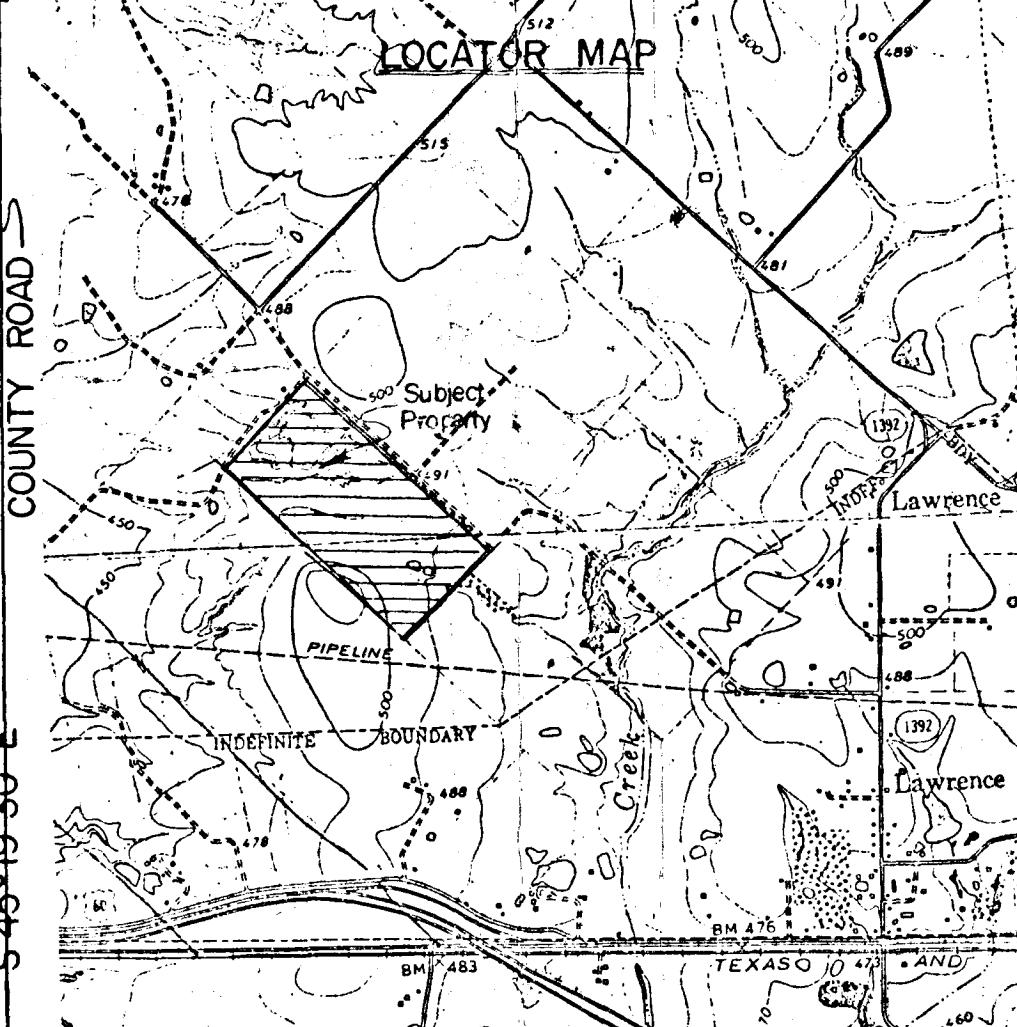
STATE OF TEXAS
COUNTY OF KAUFMAN

I, Maxine Darst, County Judge of Kaufman County, Texas, do hereby certify that the foregoing plat was approved and accepted by the Commissioners Court of said County on this the 2nd day of October, 1984, as shown by Order of Records in the Minutes of said Court.

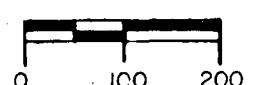
WITNESS MY HAND AND SEAL OF OFFICE IN KAUFMAN, TEXAS, this 5th day of November, 1984.

ATTEST
Jimmy Jackson
County Clerk

Maxine Darst
County Judge, Kaufman Co., Texas



SCALE: 1" = 200'



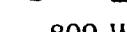
50'R

Final Plat - HILLSIDE ESTATES

PART OF THE J.H. RANDLE SURVEY, A-442
KAUFMAN CO, TEXAS

VANNOY & ASSOC., INC.
Surveyors / Planners

VANNOY & ASSOC., INC.
Surveyors / Planners



VANNOY & ASSOC., INC.

Surveyors / Planners

Surveyors / Planners