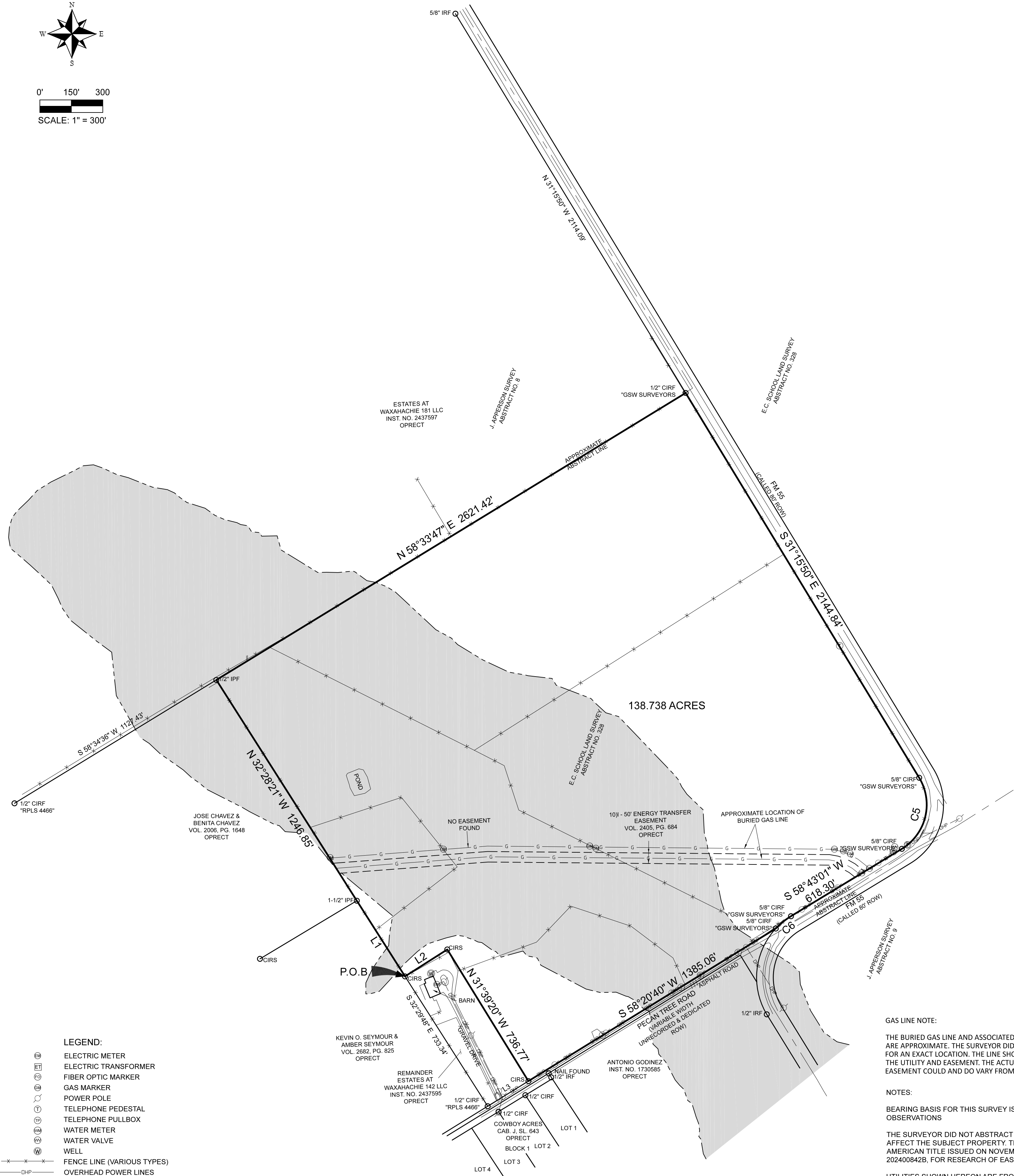


0' 150' 300'
SCALE: 1" = 300'



- LEGEND:**
- ELECTRIC METER
 - ELECTRIC TRANSFORMER
 - FIBER OPTIC MARKER
 - GAS MARKER
 - POWER POLE
 - TELEPHONE PEDESTAL
 - TELEPHONE PULLBOX
 - WATER METER
 - WATER VALVE
 - WELL
 - FENCE LINE (VARIOUS TYPES)
 - OVERHEAD POWER LINES
 - FLOODPLAIN LINE
 - 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXRCS" SET
 - CIRF CAPPED IRON ROD FOUND
 - IRF IRON ROD FOUND
 - IPF IRON PIPE FOUND
 - OPRECT OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
 - (XXX) INDICATE RECORD OR DEED CALLS
 - ROW RIGHT-OF-WAY
 - ZONE "A" SEE NOTES
 - ZONE "X" SEE NOTES

GAS LINE NOTE:

THE BURIED GAS LINE AND ASSOCIATED EASEMENT SHOWN HEREON ARE APPROXIMATE. THE SURVEYOR DID NOT EXPOSE THE GASLINE FOR AN EXACT LOCATION. THE LINE SHOWN IS TO MAKE NOTICE OF THE UTILITY AND EASEMENT. THE ACTUAL BURIED LINE AND EASEMENT COULD AND DO VARY FROM THE LINE SHOWN HEREON.

NOTES:

BEARING BASIS FOR THIS SURVEY IS TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 83, PER GPS OBSERVATIONS

THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY FOR EASEMENTS OR ENCUMBRANCES THAT MAY AFFECT THE SUBJECT PROPERTY. THE SURVEYOR RELIED UPON THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE ISSUED ON NOVEMBER 5, 2024, BY FIRST AMERICAN TITLE INSURANCE COMPANY GF NO. 202400842B, FOR RESEARCH OF EASEMENTS.

UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF VISIBLE APPURTENANCES.

AS SHOWN HEREON, A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "X" - DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AND A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - ZONE "A" - DEFINED AS "NO BASED FLOOD ELEVATIONS DETERMINED", ACCORDING TO THE THE FLOOD INSURANCE RATE MAP NO. 48139C0350F DATED JUNE 3, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE FLOODPLAIN LINES SHOWN HEREON ARE A GRAPHICAL REPRESENTATION THEREOF AND HAVE BEEN SCALED FROM SAID MAP(S) AND THE SURVEYOR CANNOT CONFIRM THE ACCURACY OF SAID LINES.

ALL CORNERS ARE SET WITH A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" UNLESS OTHERWISE NOTED.

PROPERTY DESCRIPTION:

BEING A TRACT OF LAND SITUATED IN THE J. APPERSON SURVEY ABSTRACT NO. 8 AND THE E.C. SCHOOL LAND SURVEY ABSTRACT NO. 328, ELLIS COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO ESTATES AT WAXAHACHIE 142 LLC, RECORDED IN INSTRUMENT NO. 2437595, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER IN THE WEST LINE OF SAID ESTATES AT WAXAHACHIE 142 TRACT AND IN THE COMMON EAST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO KEVIN O. SEYMOUR AND AMBER SEYMOUR, RECORDED IN VOLUME 2892, PAGE 825, OPRECT, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "RPLS 4466" FOUND FOR THE SOUTHWEST CORNER OF SAID ESTATES AT WAXAHACHIE 142 TRACT AND THE COMMON SOUTHEAST CORNER OF SAID SEYMOUR TRACT, BEARS S 32°29'48" E, A DISTANCE OF 733.34 FEET;

THENCE N 32°29'48" W, ALONG THE WEST LINE OF SAID ESTATES AT WAXAHACHIE 142 TRACT AND THE COMMON EAST LINE OF SAID SEYMOUR TRACT, A DISTANCE OF 427.59 FEET TO A 1-1/2" IRON PIPE FOUND FOR THE NORTHEAST CORNER OF SAID SEYMOUR TRACT AND THE COMMON SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO JOSE CHAVEZ AND BENITA CHAVEZ, RECORDED IN VOLUME 2006, PAGE 1648, OPRECT;

THENCE N 32°28'21" W, ALONG THE WEST LINE OF SAID ESTATES AT WAXAHACHIE 142 TRACT AND THE COMMON EAST LINE OF SAID CHAVEZ TRACT, A DISTANCE OF 1246.85 FEET TO A 1/2" IRON PIPE FOUND FOR THE NORTHWEST CORNER OF SAID ESTATES AT WAXAHACHIE 142 TRACT AND THE COMMON NORTHEAST CORNER OF SAID CHAVEZ TRACT AND IN THE SOUTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO ESTATES AT WAXAHACHIE 181 LLC, RECORDED IN INSTRUMENT NO. 2437597, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "RPLS 4466" FOUND FOR A SOUTHWEST CORNER OF SAID ESTATES AT WAXAHACHIE 181 TRACT, BEARS S 58°34'36" W, A DISTANCE OF 1127.43 FEET;

THENCE N 58°33'47" E, ALONG THE NORTH LINE OF SAID ESTATES AT WAXAHACHIE 142 TRACT AND THE COMMON SOUTH LINE OF SAID ESTATES AT WAXAHACHIE 181 TRACT, A DISTANCE OF 2821.42 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "GSW SURVEYORS" FOUND FOR THE NORTHEAST CORNER OF SAID ESTATES AT WAXAHACHIE 142 TRACT AND THE COMMON SOUTHEAST CORNER OF SAID ESTATES AT WAXAHACHIE 181 TRACT AND IN THE WEST ROW LINE OF FM 55 (A CALLED 80' ROW), FROM WHICH A 5/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID ESTATES AT WAXAHACHIE 181 TRACT, BEARS N 31°15'50" W, A DISTANCE OF 2114.09 FEET;

THENCE S 31°15'50" E, ALONG THE EAST LINE OF SAID ESTATES AT WAXAHACHIE 142 TRACT AND THE COMMON WEST ROW LINE OF SAID FM 55, A DISTANCE OF 2144.88 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "GSW SURVEYORS" FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 246.48 FEET, A CHORD BEARING OF S 13°43'16" W, A CHORD LENGTH OF 348.55 FEET;

THENCE ALONG THE SOUTH LINE OF SAID ESTATES AT WAXAHACHIE 142 TRACT AND THE COMMON NORTH ROW LINE OF SAID FM 55 AND ALONG SAID NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 387.13 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "GSW SURVEYORS" FOUND FOR CORNER;

THENCE S 58°43'01" W, ALONG THE SOUTH LINE OF SAID ESTATES AT WAXAHACHIE 142 TRACT AND THE COMMON NORTH ROW LINE OF SAID FM 55, A DISTANCE OF 618.30 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "GSW SURVEYORS" FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 346.56 FEET, A CHORD BEARING OF S 50°59'32" W, A CHORD LENGTH OF 93.17 FEET;

THENCE ALONG THE SOUTH LINE OF SAID ESTATES AT WAXAHACHIE 142 TRACT AND THE COMMON NORTH ROW LINE OF SAID FM 55 AND ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 93.45 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "GSW SURVEYORS" FOUND FOR CORNER IN THE INTERSECTION OF THE NORTH ROW LINE OF SAID FM 55 AND THE APPROXIMATE NORTH RIGHT-OF-WAY (ROW) LINE OF PECAN TREE ROAD (A VARIABLE WIDTH UNRECORDED AND DEDICATED ROW);

THENCE S 58°20'40" W, ALONG THE SOUTH LINE OF SAID ESTATES AT WAXAHACHIE 142 TRACT AND THE COMMON APPROXIMATE NORTH ROW LINE OF SAID PECAN TREE ROAD, A DISTANCE OF 1385.06 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "RPLS 4466" FOUND FOR THE SOUTHWEST CORNER OF SAID ESTATES AT WAXAHACHIE 142 TRACT AND THE COMMON SOUTHEAST CORNER OF SAID SEYMOUR TRACT, BEARS S 58°20'40" W, A DISTANCE OF 228.09 FEET;

THENCE N 31°39'20" W, OVER AND ACROSS SAID ESTATES AT WAXAHACHIE 142 TRACT, A DISTANCE OF 736.77 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

THENCE S 57°30'12" W, OVER AND ACROSS SAID ESTATES AT WAXAHACHIE 142 TRACT, A DISTANCE OF 238.89 FEET TO THE POINT OF BEGINNING, AND CONTAINING 138.738 ACRES OF LAND MORE OR LESS.

I, TIMOTHY L. JACKSON, RPLS, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY DIRECT SUPERVISION, ON THE DATE SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS SURVEYED PER THE DESCRIPTION SHOWN HEREON. THE SIZE, LOCATION AND TYPE OF BUILDINGS AND VISIBLE IMPROVEMENTS ARE AS SHOWN.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYOR'S STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION IV SURVEY.

TIMOTHY L. JACKSON
REGISTRATION NUMBER 5644
DATED: 03/12/2025
REVISED: 03/28/2025



LAND TITLE SURVEY
138.738 ACRES
SITUATED IN THE
J. APPERSON SURVEY, ABSTRACT NO. 8
AND THE
E.C. SCHOOL LAND SURVEY, ABSTRACT NO. 328
ELLIS COUNTY, TEXAS

PROJECT NO. 2471C

TEXAS REALITY CAPTURE & SURVEYING, LLC

P.O. BOX 252
WAXAHACHIE, TEXAS 75168
469.518.0338
TBPLS FIRM NO 10194359

TXRCS
TEXAS REALITY CAPTURE & SURVEYING LLC

THE FOLLOWING ITEMS SHOWN IN SCHEDULE B OF TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE ISSUED ON NOVEMBER 5, 2024, BY FIRST AMERICAN TITLE INSURANCE COMPANY GF NO. 202400842B, APPEAR TO AFFECT THE SUBJECT PROPERTY:

10b - NASH-FORRESTON WATER SUPPLY CORPORATION ESMT, VOL. 1694, PG. 538 (LIMITED TO 15' CENTERED ON PIPE AS INSTALLED - ALONG WEST ROW LINE OF FM 55) NASH-FORRESTON WATER SUPPLY CORPORATION ESMT, VOL. 500, PG. 536 (LIMITED TO 10' CENTERED ON PIPE AS INSTALLED)

THE FOLLOWING ITEMS SHOWN IN SCHEDULE B OF TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE ISSUED ON NOVEMBER 5, 2024, BY FIRST AMERICAN TITLE INSURANCE COMPANY GF NO. 202400842B, HAVE A DESCRIPTION THAT IS AMBIGUOUS IN NATURE, THEREFOR THE SURVEYOR IS UNABLE TO DETERMINE THE AFFECT, IF ANY, ON THE SUBJECT PROPERTY:

10a - NAVARRO COUNTY ELECTRIC COOPERATIVE ESMT, VOL. 344, PG. 412