

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
- CAPPED IRON ROD FOUND
- IRON ROD FOUND
- IRON PIPE FOUND
- OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
- INDICATE RECORD OR DEED CALLS
- RIGHT-OF-WAY
- ZONE "A" SEE NOTES
- ZONE "X" SEE NOTES

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

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 HERITAGE TITLE COMPANY OF AUSTIN, INC. ISSUED ON APRIL 11, 2024, BY FIRST AMERICAN TITLE INSURANCE COMPANY GF NO. 202400842, 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 FLOOD INSURANCE RATE MAP NO. 48139C0350P, 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.

THE FOLLOWING ITEMS SHOWN IN SCHEDULE B OF TITLE COMMITMENT PROVIDED BY HERITAGE TITLE COMPANY OF AUSTIN, INC. ISSUED ON APRIL 11, 2024, BY FIRST AMERICAN TITLE INSURANCE COMPANY GF NO. 202400842, APPEAR TO AFFECT THE SUBJECT PROPERTY:

10c - NASH-FORRESTON WSC ESMT VOL. 500, PG. 536 (LIMITED TO 10' CENTERED ON PIPE AS INSTALLED)

10d - NASH-FORRESTON WSC ESMT VOL. 500, PG. 538 (LIMITED TO 10' CENTERED ON PIPE AS INSTALLED)

THE FOLLOWING ITEMS SHOWN IN SCHEDULE B OF TITLE COMMITMENT PROVIDED BY HERITAGE TITLE COMPANY OF AUSTIN, INC. ISSUED ON APRIL 11, 2024, BY FIRST AMERICAN TITLE INSURANCE COMPANY GF NO. 202400842, APPEAR TO NOT HAVE AN AFFECT THE SUBJECT PROPERTY:

RESTRICTIVE COVENANTS VOL. 1927, PG. 1395

RESTRICTIVE COVENANTS VOL. 2215, PG. 2357

10a - TP&L ESMT VOL. 324, PG. 444

10e - LO-VACA GATHERING ESMT VOL. 552, PG. 388

10g - NASH-FORRESTON WSC ESMT VOL. 735, PG. 92

10i - NCEC ESMT INST. NO. 1703362

10f - LO-VACA GATHERING ESMT VOL. 553, PG. 857 (AS SHOWN)

10j - NASH-FORRESTON WSC ESMT VOL. 1694, PG. 538 (LIMITED TO 15' CENTERED ON PIPE AS INSTALLED - ALONG THE WEST ROW LINE OF FM 55)

10k - CITY OF ITALY ESMT VOL. 1927, PG. 1395 (LIMITED TO 25' CENTERED ON THE PIPE AS INSTALLED)

10l - ENERGY TRANSFER FUEL ESMT VOL. 2405, PG. 684 (AS SHOWN)

10m - ENERGY TRANSFER FUEL ESMT VOL. 2494, PG. 1417 & VOL. 2521 PG. 1792 (AS SHOWN)

10n - QWEST COMM, SPRINT COMM & LEVEL 3 COMM INST. NO. 15173175

THE FOLLOWING ITEMS SHOWN IN SCHEDULE B OF TITLE COMMITMENT PROVIDED BY HERITAGE TITLE COMPANY OF AUSTIN, INC. ISSUED ON APRIL 11, 2024, BY FIRST AMERICAN TITLE INSURANCE COMPANY GF NO. 202400842, HAVE A DESCRIPTION THAT IS AMBIGUOUS IN NATURE, THEREFOR THE SURVEYOR IS UNABLE TO DETERMINE THE AFFECT, IF ANY, ON THE SUBJECT PROPERTY:

10b - NCEC ESMT VOL. 344, PG. 421 (BLANKET STYLE)

10i - NASH-FORRESTON WSC ESMT VOL. 1687, PG. 522

10f - NCEC ESMT INST. NO. 2026414

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 ALL OF THAT TRACT OF LAND DESCRIBED AS IN DEED TO GKB RANCHES LP PROPERTY - 7B, RECORDED IN INSTRUMENT NO. 2132292, FURTHER DESCRIBED AS TRACTS 1 AND 2 IN INSTRUMENT NO. 1529405, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT), AND BEING ALL OF THAT TRACT OF LAND DESCRIBED AS IN DEED TO GKB RANCHES LP PROPERTY - 7B, RECORDED IN INSTRUMENT NO. 2132292, FURTHER DESCRIBED IN INSTRUMENT NO. 1529404, OPRECT (HEREINAFTER DESCRIBED AS GKB RANCHES TRACT 1) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID GKB RANCHES TRACT 1 AND THE COMMON SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO EMILY MARIE LUERA, RECORDED IN INSTRUMENT NO. 1827282, OPRECT AND IN THE WEST ROW LINE OF FM 55 (A CALLED 80' ROW);

THENCE S 31°15'50" E, ALONG THE EAST LINE OF SAID GKB RANCHES TRACT 1 AND THE COMMON WEST ROW LINE OF SAID FM 55, A DISTANCE OF 2114.09 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "GSW SURVEYORS" FOUND FOR THE SOUTHEAST CORNER OF SAID GKB RANCHES TRACT 1 AND THE COMMON NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO GKB RANCHES LP, RECORDED IN INSTRUMENT NO. 2309275, OPRECT, (HEREINAFTER DESCRIBED AS GKB RANCHES TRACT 2) FROM WHICH A 5/8" IRON ROD WITH CAP STAMPED "GSW SURVEYORS" FOUND FOR CORNER IN THE EAST LINE OF SAID GKB RANCHES TRACT 2, BEARS S 31°16'11" E, A DISTANCE OF 2144.85 FEET;

THENCE S 58°33'47" W, ALONG THE SOUTH LINE OF SAID GKB RANCHES TRACT 1 AND THE COMMON NORTH LINE OF SAID GKB RANCHES TRACT 2, A DISTANCE OF 2921.42 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID GKB RANCHES TRACT 2 AND THE COMMON NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO JOSE CHAVEZ AND BENITA CHAVEZ, RECORDED IN VOLUME 2006, PAGE 1646, OPRECT;

THENCE S 58°34'36" W, ALONG THE SOUTH LINE OF SAID GKB RANCHES TRACT 1 AND THE COMMON NORTH LINE OF SAID CHAVEZ TRACT, A DISTANCE OF 1127.43 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "RPLS 4466" FOUND FOR A SOUTHWEST CORNER OF SAID GKB RANCHES TRACT AND THE COMMON NORTHWEST CORNER OF SAID CHAVEZ TRACT AND THE COMMON EAST LINE OF LOYA ESTATES, RECORDED IN CABINET L, SLIDE 30, OPRECT;

THENCE N 31°00'49" W, ALONG THE WEST LINE OF SAID GKB RANCHES TRACT AND THE COMMON EAST LINE OF SAID LOYA ESTATES, A DISTANCE OF 88.80 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID GKB RANCHES TRACT AND THE COMMON NORTHEAST CORNER OF SAID LOYA ESTATES;

THENCE N 30°14'02" W, ALONG THE WEST LINE OF SAID GKB RANCHES TRACT 1 AND THE COMMON EAST LINE OF THAT TRACT OF LAND DESCRIBED AS PROPERTY 1B IN DEED TO GKB RANCHES LP, RECORDED IN INSTRUMENT NO. 2132292, FURTHER DESCRIBED AS TRACT 1 IN INSTRUMENT NO. 1621511, OPRECT, A DISTANCE OF 2027.79 FEET TO A NORTHWEST CORNER OF SAID GKB RANCHES TRACT 1 AND THE COMMON SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO US PREMIUM SERVICE LLC, RECORDED IN INSTRUMENT NO. 2329606, OPRECT, FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID BUCHHOLZ TRACT, BEARS N 31°34'21" W, A DISTANCE OF 2389.25 FEET;

THENCE N 58°35'56" E, ALONG THE NORTH LINE OF SAID GKB RANCHES TRACT AND THE COMMON SOUTH LINE OF SAID US PREMIUM SERVICES TRACT 2 AND THE COMMON SOUTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO JOHN MICHAEL THOMPSON AND SUSAN THOMPSON, RECORDED IN INSTRUMENT NO. 2218770, OPRECT, PASSING AT A DISTANCE OF 3083.90 FEET A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID THOMPSON TRACT AND THE COMMON SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO EMILY MARIE LUERA, RECORDED IN INSTRUMENT NO. 1827282, OPRECT, CONTINUING ALONG THE NORTH LINE OF SAID GKB RANCHES TRACT AND THE COMMON SOUTH LINE OF SAID LUERA TRACT, A TOTAL DISTANCE OF 3712.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 181.172 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 SURVEY 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: 10/09/2024

STATE OF TEXAS
TIMOTHY L. JACKSON
5644
LAND SURVEYOR



LINE	BEARING	DISTANCE
L1	N 31°00'49" W	88.80'

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

TRACT 2
PROJECT NO. 2471

TEXAS REALITY CAPTURE
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TXRCS
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