



FIELD NOTES
102.027 Acres

BEING all that certain lot, tract, or parcel of land situated in the S. WHITE SURVEY, Abstract No. 1149, and being all of a called 101.949 acres tract of land described in Volume 2745, Page 2302, Official Public Records, Ellis County, Texas, (OPRECT) and being more particularly described as follows:

BEGINNING at a mao nail set in Hight Road (a county road) for the west corner of this tract and same for the said 101.949 acres tract and being the north corner of a called 47.509 acres tract of land described in Volume 1849, Page 1059, OPRECT, and being in the recognized northwest line of the White Survey with the bearing basis for this description from GPS observation, Texas Co-Ordinate System, North Central Zone, and having a beginning co-ordinate of: Northing = 6790730.525, Easting = 2468474.432;

THENCE N 59°10'58" E, 1247.97 feet, (Deed = N 60°16'36" E, 1247.99 feet) along Hight Road and along the northwest line of this tract and same for the said 101.949 acres tract and along the recognized northwest line of the White Survey to a 1/2" steel rod set in the "Y" intersection of Hight Road with Johnson Road (a county road) for the north corner of this tract and same for the said 101.949 acres tract and same for the said White Survey and being in the southwest line of Yale Farm, Second Installment, a subdivision recorded in Cabinet B, Slide 20, Plot Records, Ellis County, Texas, (PRECT);

THENCE S 30°13'53" E, 912.79 feet, (Deed = S 29°31'58" E, same distance) along Johnson Road and along a northeast line of this tract and same for the said 101.949 acres tract and along the recognized northeast line of the White Survey and being the southwest line of the said Yale Farm, Second Installment, to a 1/2" steel rod set at a bend in Johnson Road for the corner of this tract and same for the said 101.949 acres tract and being the south corner of Yale Farm, Second Installment, a subdivision recorded in Cabinet B, Slide 20, Plot Records, Ellis County, Texas, (PRECT);

THENCE S 30°13'53" E, 912.79 feet, (Deed = S 29°31'58" E, same distance) along Johnson Road and along a northeast line of this tract and same for the said 101.949 acres tract and along the recognized northeast line of the White Survey and being the southwest line of the said Yale Farm, Second Installment, to a 1/2" steel rod set at a bend in Johnson Road for the corner of this tract and same for the said 101.949 acres tract and being the south corner of Yale Farm, Second Installment, a subdivision recorded in Cabinet B, Slide 20, Plot Records, Ellis County, Texas, (PRECT);

THENCE S 1379.61 feet, (Deed = S 29°32'54" E, 2640.83 feet) along the southwest line of Yale Farm, Second Installment and the southwest line of Lot 1 to a 3/8" steel rod found for the south corner of Lot 1 and west corner of Lot 10, S 30°33'29" E, 474.35 feet, along the southwest line of Lot 10 to a 3/8" steel rod found for the south corner of Lot 10 and the west corner of Lot 11; and S 29°53'08" E, 786.99 feet, along the southwest lines of Lots 11 and 12 to a 1/2" steel set for the east corner of this tract and same for the said 101.949 acres tract and being in the northwest line of a called 57.61 acres tract of land described in Volume 812, Page 201, Deed Records, Ellis County, Texas, (DRECT);

THENCE S 58°45'55" W, (Deed = S 59°45'02" W, same distance) along the southeast line of the 101.949 acres tract and the southwest line of this tract and along the northwest line of the said 57.61 acres tract at approximately 1003 feet pass a point for the west corner of the 57.61 acres tract and the north corner of a called 100.47 acres tract of land described in Volume 2053, Page 582, OPRECT, continuing along the northwest line of the 100.47 acres tract, in all, 1247.94 feet to a 1/2" steel rod found for the south corner of this tract and same for the said 101.949 acres tract and being the east corner of the previously referenced 47.509 acres tract;

THENCE N 30°10'37" W, 3562.82 feet, (Deed N 29°32'48" W, 3567.06 feet) along the southwest line of this tract and same for the said 101.949 acres tract and along the northeast line of the called 47.509 acres tract to the POINT OF BEGINNING, and containing approximately 102.027 acres of land;

SURVEYORS CERTIFICATE

TO THE LIEN HOLDERS AND/OR THE OWNERS AND/OR THE PURCHASERS OF THE PREMISES SURVEYED AND TO: Town Square Title Company

I hereby certify that in May, 2015, this survey was made on the ground as per the field notes shown on this survey and is true, correct and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon, if any, and as to the other matters shown herein, and correctly shows the location of all visible easements and rights-of-way.

Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets or alleys by any improvements on the subject property and there are no conflicts or protrusions.

I further certify to the following conditions:

1. The term "certify" or "certificate" as shown and used herein indicates an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, either expressed or implied; and is exclusively to the parties involved in, and limited to the transaction (Gf# 19329 closing at the title company indicated herein.)

2. That no portion of the said tract lies within a Special Flood Hazard Boundary according to the Flood Insurance Rate Map for Ellis County, Texas, Community # 48139C0325 F and # 48139C0350 F, Zone X unshaded represents property not located in a 100 Year Flood Zone. Any property in a Zone A location is approximate and scaled from the image of the FEMA Map, and acreage shown within the "Zone A" is approximate.

3. This survey reflects the above ground (visible) location of utilities. The surveyor makes no guarantee that the lines shown comprise all sub utilities in the area, either active or abandoned. Further, the surveyor does not warrant that the underground utilities shown are in the exact location indicated. Underground utilities which may affect this property were not located during the course of this survey, but has made an attempt to locate as accurately as possible any underground utility indicated by above ground evidence.

4. Information in parenthesis are from public records (Deed calls).
5. Bearing sources are per record plat or field notes description.

6. The surveyor relied on title commitment issued by Town Square Title Company, Gf# 19329, dated March 31, 2016, and all subsequent commitments for information regarding encumbrances on subject property and did not obstruct the property for easements and/or other restrictions. The easements, rights-of-way, or other exceptions noted herein are according to the Schedule B therein. Based on the easements and/or deeds furnished by the aforesaid title company, the following do not appear to affect the subject property:

Schedule B - Exceptions
All affect
7. Any other use or copying of this plat is prohibited.

B. Unless otherwise labeled, all property corners indicated as "Set" are 1/2" diameter steel rods with yellow plastic caps marked (RPLS 4466)
9. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition IV Survey.

Walter K. Davis
Walter K. Davis, R.P.L.S. # 4466
Davis & McDill, Inc.

5/18/16
Date



Bethany Cannon
5-20-16
SURVEY PLAT
102.027 Acres
S. WHITE SURVEY, Abstract No. 1149
Ellis County, Texas

REVISIONS	BY
5-18-16	KH

DAVIS & McDILL, INC.
(A Texas licensed surveying firm # 101504-00, and a Texas licensed engineering firm # F-8439)
CONSULTING ENGINEERS - LAND SURVEYORS
PO BOX 428, WAXAHACHIE, TEXAS 75168
PHONE: 972-938-1185 FAX: 972-937-0307

ENGINEERS
D & M
SURVEYORS

Date: 4-15-2016
Scale: 1" = 200'
Drawn: KLH
Job: 216-0214
Sheet 1
of 1 sheets.