

STADIA
LAND SURVEYING INC.

COPYRIGHT DATE
04/20/24

PROPERTY ADDRESS / TBD F.M. 55
WAXAHACHIE, TEXAS

LEGAL DESCRIPTION OF LAND:

BEING a tract or parcel land situated in Ellis County, Texas, and being part of the Ellis County School Land Survey Abstract 328, and also being part of the B. W. and Jack Poff Farm and being the same property inadvertently and erroneously referred to as being 178 acres in a (i) Warranty Deed dated December 27, 1991, recorded in Volume 876 Page 885 of the Deed Records of Ellis County, (ii) Warranty Deed (correction deed) dated February 11, 1992, recorded in Volume 906 Page 980 of the Official Public Records of Ellis County, (iii) Warranty Deed dated February 11, 1992, recorded in Volume 906 Page 977 of the Official Public Records of Ellis County, and (iv) Warranty Deed dated June 11, 1993, recorded in Volume 1005 Page 930 of the Official Public Records of Ellis County and being more particularly described as follows:

BEGINNING at a point for corner at a 1/2" iron rod found at the intersection of the southerly line of said Poff tract and the easterly line of F. M. 55 said point also being in the northerly line of that 50 acre tract of land conveyed to Raymond E. Davis, et ux, by deed recorded in Volume 470 Page 111 of the Deed Records of Ellis County;

THENCE North 30 Degrees 04' West (record bearing) along the easterly line of F. M. 55 a distance of 2002.98 feet to the beginning of a curve to the left at a 1/2" iron rod found;

THENCE in a northerly direction continuing along the easterly line of F. M. 55 and along said curve to the left having a radius of 612.96 feet, a central angle of 17 Degrees 44' and an arc length of 189.73 feet to the end of said curve to the left at a 1/2" iron rod found;

THENCE North 47 Degrees 48' West continuing along the easterly line of F. M. 55 a distance of 59.62 feet to a point for corner at a 1/2" iron rod found;

THENCE North 57 Degrees 32' 47" East along the northerly line of said Poff tract and the southerly line of that land conveyed to Ruth Poff by deed recorded in Volume 394 Page 192 of the Deed Records of Ellis County a distance of 2585.34 feet to an angle point at a 1/2" iron rod found;

THENCE North 62 Degrees 00' 37" East continuing along said northerly line a distance of 706.21 feet to a point for corner at a 1/2" iron rod found;

THENCE South 29 Degrees 36' 05" East along the easterly line of said Poff tract and a westerly line of that tract of land conveyed to Dennis A. Smith and Hamlin Construction, Inc. by deed recorded in Volume 1301 Page 555 of the Official Public Records of Ellis County a distance of 2404.45 feet to a point for corner at a 1/2" iron rod found;

THENCE South 59 Degrees 52' 51" West along the southerly line of said Poff tract and the northerly line of that tract of land conveyed to Rankin L. Hinds by deed recorded in Volume 524 Page 453 of the Deed Records of Ellis County a distance of 532.86 feet to a point for corner at a 1" iron rod found;

THENCE South 29 Degrees 36' 05" West along an offset in said southerly line and along the easterly line of said Davis 50 acre tract a distance of 123.25 feet to a point for corner at a 1" iron rod found;

THENCE South 58 Degrees 55' 59" West along the southerly line of said Poff tract and a northerly line of said 50 acre tract a distance of 2689.4 feet to the PLACE OF BEGINNING and containing 170.9708 acres

ULTRA AUBERON INVESTMENTS LLC
FILE NO. 233348
D.R.E.C.T.

N 57°32'47" E 2585.34
REF. BRG.

F.M. 55
VACANT LAND
170.97 ACRES

GRBK EDGEWOOD LLC
FILE NO. 20020337
D.R.E.C.T.

GKB RANCHES
FILE NO. 2132292
D.R.E.C.T.

POWER LINE
N 30°04' W
F.M. 55
2002.98

1/2" IRF
C.M.
1/2" IRF
C.M.
1/2" IRF
C.M.
1/2" IRF
C.M.
1/2" IRF
C.M.

LEN.- 189.73
RAD.- 612.96

1/2" IRF
C.M.
1/2" IRF
C.M.

N 47°48' W
59.62

N 62°00'37" E 706.21
1/2" IRF
C.M.
1/2" IRF
C.M.



S 29°36'05" E 2404.45

N 30°08'59" W 2689.4
1/2" IRF
C.M.
1/2" IRF
C.M.

S 59°52'51" W 532.86
1" IRF
C.M.
1" IRF
C.M.

S 58°55'59" W 2689.4
N 30°08'59" W 2689.4

GKB RANCHES
FILE NO. 2132292
D.R.E.C.T.

NOTE: THIS PROPERTY IS SUBJECT TO THE BLANKET EASEMENT
TP NAVARRO COUNTY ELECTRIC AS RECORDED IN VOL. 344,
PAGE 424 R.P.R.E.C.T.

CONCRETE	FENCING	C.M. - CONTROL MONUMENT
COVERED	X - X - X	B.L. - BUILDING LINE
BRICK	AC PAD	U.E. - UTILITY EASEMENT
	ASPHALT	IRF - IRON ROD FOUND
		R.D. - RIGHT OF DUE
		R.O.W. - RIGHT OF WAY
WOOD DECK		STONE

SURVEY ONLY VALID WITH ORIGINAL SEAL AND SIGNATURE

Scale	1" = 20'
Date	04/20/24
JOB No.	7768-24

of
FIDELITY NATIONAL
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