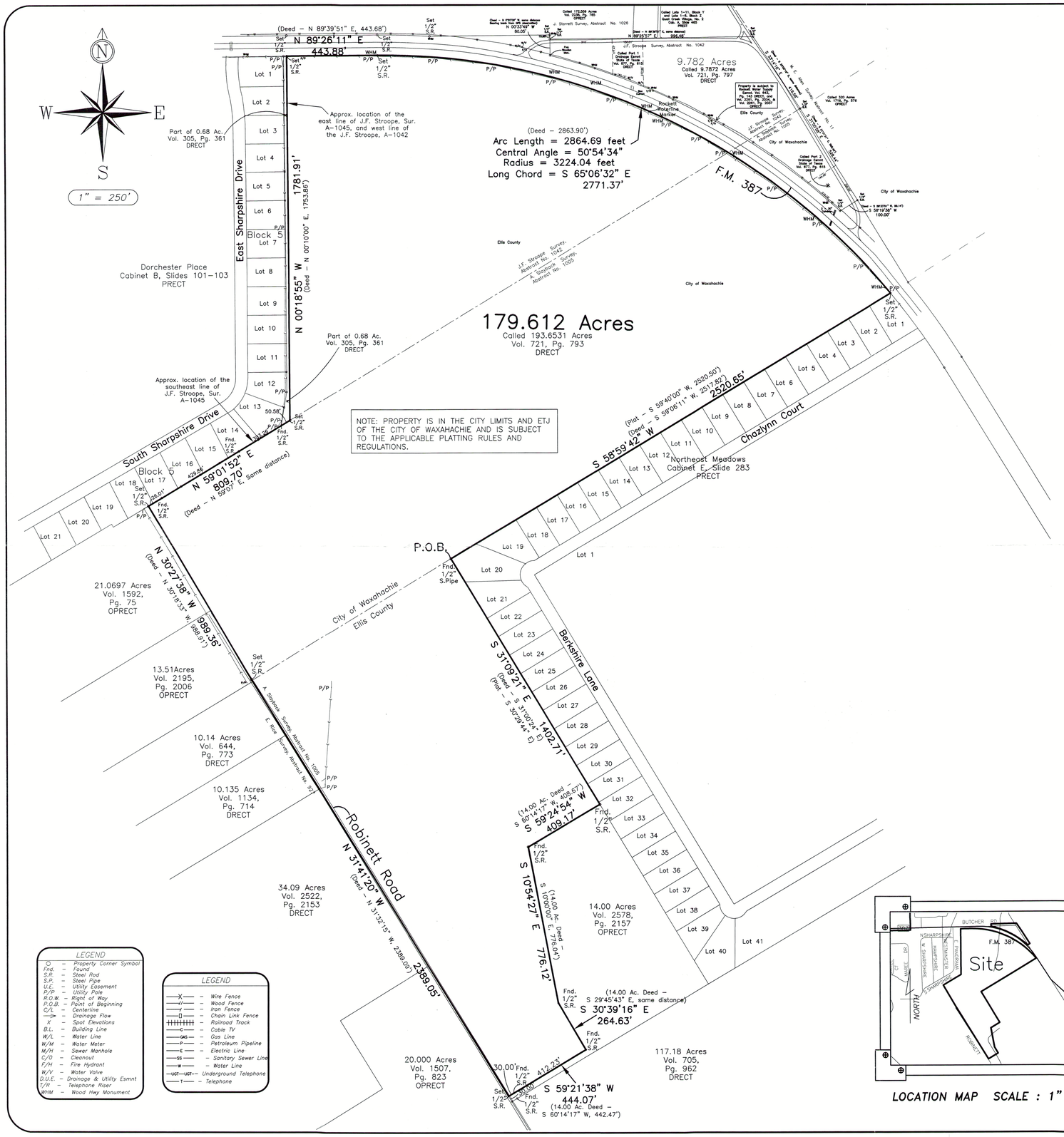

FIELD NOTES
179.612 Acres

BEING all that certain lot, tract, or parcel of land partially in the City of Waxahachie and situated in the A. SLAYBACK SURVEY, Abstract No. 1005 and in the J.F. STROOPE SURVEY, Abstract No. 1042, in Ellis County, Texas, and being a part of a called 193.6531 acres tract of land described in Volume 721, Page 793, Deed Records, Ellis County, Texas, (DRECT), and being more particularly described as follows:

BEGINNING at a ½" steel pipe found for an inset corner of this tract and same for the said 193.6531 acres tract and being the west corner of Lot 20 and west corner of NORTHEAST MEADOWS, a subdivision recorded in Cabinet E, Slide 283, Plat Records, Ellis County, Texas, (PRECT);

THENCE S 31°09'21" E, 1402.71 feet (Deed – S 31°00'24" E, 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 = 6851641.657, Easting = 2490598.239)) along a northeast line of this tract and same for the said 193.6531 acres tract and along the southwest line of Northeast Meadows, and Lots 20 through 32, respectively, to a 1/2" steel rod found in the southwest line of Lot 32 for an east corner of this tract and being the north corner of a called 14.00 acres tract of land out of the 193.6531 acres tract as described in Volume 2578, Page 2157, Official Public Records, Ellis County, Texas, (OPRECT);

THENCE through the original 193.6531 acres tract and along southeast, east, northeast, and southeast lines of this tract and along northwest, west, southwest, and northwest lines of the 14.00 acres tract as follows: S 59°24'54" W, 409.17 feet (14.00 Ac. Deed – S 60°14'17" W, 408.67 feet) to a ½" steel rod found for corner; S 10°54'27" E, 776.12 feet (14.00 Ac. Deed – S 10°00'00" E, 776.04 feet) to a ½" steel rod found for corner; and S 30°39'16" E, 264.63 feet (14.00 Ac. Deed – S 29°45'43" E, same distance) to a ½" steel rod found for corner; and S 59°21'38" W, (14.00 Ac. Deed – S 60°14'47" W, 442.47 feet) at approximately 412.23 feet pass a ½" steel rod found for witness corner, in all, 444.07 feet to a ½" steel rod set in Robinett Road (a county road) for the south corner of this tract and which bears approximately N 31°41'20" W, 30.00 feet from the original south corner of the 193.6531 acres tract and being in the northeast line of a called 20.000 acres tract of land described in Volume 1507, Page 823, OPRECT, and also being in the occupied southwest lines of the Slayback Survey and in occupied northeast lines of the Elizabeth Rice Survey, Abstract No. 927;

THENCE along Robinett Road and along the southwest lines of this tract and same for the said 193.6531 acres tract and along occupied southwest lines of the Slayback Survey and along occupied northeast lines of the Rice Survey as follows: N 31°41'20" W, along the northeast line of the said 20.000 acres tract at approximately 745 feet pass the north corner of the 20.000 acres tract and the most easterly corner of a called 34.09 acres tract of land described in Volume 2522, Page 2153, OPRECT; continuing along the northeast line of the 34.09 acres tract at approximately 1761 feet pass the north corner of the 34.09 acres tract and the east corner of a called 10.135 acres tract of land described in Volume 1134, Page 714, OPRECT, continuing along the northeast line of the 10.135 acres tract at approximately 2071 feet pass the north corner of the 10.135 acres tract and the east corner of a called 10.14 acres tract of land described in Volume 644, Page 773, DRECT, continuing along the northeast line of the 10.14 acres tract, at approximately 2379 feet pass the north corner of the 10.14 acres tract and the east corner of a called 13.51 acres tract of land described in Volume 2195, Page 2006, OPRECT, continuing along the northeast line of the 13.51 acres tract, in all, 2389.05 feet (Deed – N 31°32'15" W, 2389.09 feet) to a ½" steel rod set for corner; and N 30°27'38" W, (Deed – N 30°18'33" W, 988.91 feet) continuing along the northeast line of the 13.51 acres tract, at approximately 392 feet pass the north corner of the 13.51 acres tract, and the east corner of a called 21.0697 acres tract of land described in Volume 1592, Page 75, OPRECT, continuing along the northeast line of the 21.0697 acres tract, in all, 989.36 feet to a ½" steel rod set for a west corner of this tract and same for the said 193.6531 acres tract and being the north corner of the 21.0697 acres tract and which lies in the southeast line of Lot 18, Block 5, of DORCHESTER PLACE, a subdivision recorded in Cabinet B, Slides 101-103, PRECT, and also being the occupied west corner of the Slayback Survey and the occupied north corner of the Rice Survey and in the original southeast line of the J.F. Stroope Survey, Abstract No. 1045;

THENCE N 59°01'52" E, 809.70 feet (Deed – N 59°07' E, same distance) along the northwest line of this tract and same for the said 193.6531 acres tract and along the southeast line of Block 5 and southeast line of Lots 17 through 13, respectively, and along the occupied northwest line of the Slayback Survey and occupied southeast line of the J.F. Stroope Survey, Abstract No. 1045 passing the southeast corner of Lot 13, Block 5, and the Dorchester Place subdivision and the southwest corner of a called Ellis County Road as described in Volume 305, Page 361, DRECT, to a ½" steel rod set for an inset northwesterly corner of this tract and same for the said 193.6531 acres tract and being a southeast corner of the said County Road and also being the occupied southeast corner of J.F. Stroope Survey, Abstract No. 1045, and the occupied southwest corner of the J.F. Stroope Survey, Abstract No. 1042;

THENCE N 00°18'55" W, 1781.91 feet (Deed– N 00°10'00" E, 1753.86 feet) along the west line of this tract and same for the said 193.6531 acres tract and along the occupied east line of the Stroope Survey, Abstract No. 1045, and the occupied west line of the J.F. Stroope Survey, Abstract No. 1042, to a ½" steel rod set in the south line of F.M. 387, (a state road) for the northwest corner of this tract and same for the said 193.6531 acres tract and being the northeast corner of the said County Road;

THENCE along north and northeast lines of this tract and same for the said 193.6531 acres tract and along south and southwest lines of the said F.M. 387 as follows: N 89°26'11" E, 443.88 feet (Deed – N 89°39'51" E, same distance) to a ½" steel rod set for corner in the beginning of a curve oriented easterly and to the right; and 2864.69 feet along the arc of a curve (Central Angle = 50°54'34"; Radius = 3324.04 feet; Long Chord = S 65°06'32" E, 2771.37 feet) to a ½" steel rod set for the easterly corner of this tract and same for the said 193.6531 acres tract and being the north corner of Lot 1 and north corner of the said Northeast Meadows subdivision;

THENCE S 58°59'42" W, 2520.65 feet (Deed – S 59°06'11" W, 2517.82 feet, Plat – S 59°40'00" W, 2520.50 feet) along the southeast line of this tract and same for the said 193.6531 acres tract and along the northwest line of Lots 1 through 20 of Northeast Meadows to the POINT OF BEGINNING and containing approximately 179.612 acres of land.

SURVEYORS CERTIFICATE

TO THE LIEN HOLDERS AND/OR THE OWNERS AND/OR THE PURCHASERS OF THE

PREMISES SURVEYED AND TO:

I hereby certify that in December, 2013, 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 hereon, 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 hereon 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# _____ closing at the title company indicated hereon.)
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 # 481390C0200 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 utilities shown comprise all such utilities in the area, either in service, 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 as per record plat or field notes description.
6. The surveyor relied on title commitment issued by _____, GF# _____, dated _____, 2013, and all subsequent commitments for information regarding encumbrances on subject property and did not abstract the property for easements and/or other restrictions. The easements, rights-of-way, or other exceptions noted hereon 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:

7. Any other use or copying of this plat is prohibited.
8. 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 III Survey.

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

1/3/14
Date

THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN RED INK

SURVEY PLAT
179.612 Acres
A. Slayback Survey, Abst. 1005
J.F. Stroope Survey, Abst. 1042
Partially in the City of Waxahachie
Ellis County, Texas

REVISIONS	BY

ENGINEERS D&M SURVEYORS
DAVIS & McDILL, Inc.
(A Texas licensed surveying firm # 101504-00, and a Texas licensed engineering firm # F-8439)
P.O. BOX 428, Waxahachie, Texas 75168
Phone: Metro 972-938-1185 Fax: 972-937-0307

Date: 12-20-2013
Scale: 1" = 250'
Drawn: Staff
Job: 213-0597S
Sheet 1 of 1 sheets.

STATE OF TEXAS REGISTERED WALTER KEVEN DAVIS 4466 PROFESSIONAL LAND SURVEYOR