

**LEGEND**

- O - Property Corner Symbol
- Fnd. - Found
- S.R. - Steel Rod
- S.P. - Steel Pipe
- U.E. - Utility Easement
- R.O.W. - Right of Way
- P.O.B. - Point of Beginning
- C/L - Centerline
- - Drainage Flow
- X - Spot Elevations
- B.L. - Building Line
- W/L - Water Line
- W/M - Water Meter
- M/H - Sewer Manhole
- C/O - Cleanout
- F/H - Fire Hydrant
- W/V - Water Valve
- D.U.E. - Drainage & Utility Esmt

**LEGEND**

- X - Wire Fence
- W - Wood Fence
- I - Iron Fence
- C - Chain Link Fence
- R - Railroad Track
- c - Cable TV
- g - Gas Line
- P - Petroleum Pipeline
- e - Electric Line
- ss - Sanitary Sewer Line
- w - Water Line
- - Underground Telephone
- - Telephone

**FIELD NOTES**  
86.775 Acres

BEING all that certain lot, tract, or parcel of land situated in the J. HUNT SURVEY, Abstract No. 444, and being all of a tract of land known as the Estate of Bertha Ann Wyrick Tract described in Volume 2391, Page 1364, Official Public Records, Ellis County, Texas (OPRECT), and being more particularly described as follows:

BEGINNING at a 1/2" capped steel rod set for the east corner of this tract and same for the said "Estate Tract" and from which steel rod set a 3/8" steel rod found for witness corner bears approximately S 59°18'05" W, 122.36 feet, with the 1/2" steel rod set being a south corner of a called 89.5 acres tract of land described in Volume 1434, Page 103 OPRECT, and also lies in the northwest line of a called 225.99 acres tract of land described in Volume 2605, Page 290, OPRECT, and also lying in the recognized southeast line of the Hunt Survey and in the recognized northwest line of the T. Ransom Survey, Abstract No. 899;

THENCE S 59°18'05" W, (Deed - S 60° W, 1866.67 feet) (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 = 6713450.291, Easting = 2456440.870) along the southeast line of this tract and same for the said Estate Tract and along the northwest line of the 225.99 acres tract and along the recognized Hunt - Ransom survey line at approximately 122.36 feet pass the 3/8" steel rod found for witness corner, continuing at approximately 814.31 feet pass a point for the west corner of the 225.99 acres tract and the recognized west corner of the Ransom Survey and the north corner of a called 91 acres tract of land described in Volume 1741, Page 93, OPRECT, and the recognized north corner of the J. Jacobs Survey, Abstract No. 571, continuing along the southeast line of this tract and same for the said Estate Tract and along the northwest line of the 91 acres tract and recognized Hunt - Jacobs survey line, in all, 1866.67 feet to a 1/2" steel rod set for the south corner of this tract and same for the said Estate Tract and being the east corner of a called 134.6 acres tract of land described in Volume 585, Page 3, Deed Records, Ellis County, Texas, (DRECT), and being the recognized south corner of the Hunt Survey and the recognized east corner of the B. January Survey, Abstract No. 564;

THENCE N 30°55'15" W, (Deed - N 30° W, 2455.56 feet) along the southwest line of this tract and same for the said Estate Tract and along the northeast line of the 134.6 acres tract and along the recognized Hunt - January survey line at approximately 270 feet intercepting the roadbed of Brannon Road (a county road), continuing along said road, in all, 2501.99 feet to a 1/2" steel rod set for the west corner of this tract and same for the said Estate Tract and being the south corner of a called 57.670 acres tract of land described in Volume 2115, Page 2134 OPRECT;

THENCE N 58°20'54" E, (Deed - N 60° E, 886.11 feet) along the northwest line of this tract and same for the said Estate Tract and along the southeast line of the 57.670 acres tract and along the recognized Hunt - January survey line at approximately 30.00 feet pass a 1/2" steel rod set for witness corner, continuing along said lines at approximately 855.01 pass a 1/2" steel rod set for witness corner at an old post found, continuing and in all, 916.67 feet to a point in Richland Creek for the westerly north corner of this tract and same for the said Estate Tract and being an inset corner of the 57.670 acres tract;

THENCE along the approximate centerline of Richland Creek and along northerly, northeasterly, and easterly lines of this tract and same for the said Estate Tract and along southerly lines of the 57.670 acres tract to points for corners as follows: S 66°29'23" E, 84.57 feet; S 86°56'50" E, 150.21 feet; S 77°42'37" E, 389.94 feet; N 75°41'59" E, 157.89 feet; N 03°58'21" E, 144.35 feet; N 63°37'07" E, 139.53 feet; S 64°00'56" E, 132.38 feet; S 68°40'04" E, 181.43 feet; S 45°00'00" E, 96.17 feet; S 02°01'51" W, 141.09 feet; S 26°01'00" E, 280.42 feet; N 60°56'43" W, 82.36 feet; S 06°17'26" W, 127.77 feet; S 45°56'21" W, 86.28 feet; S 57°05'41" W, 60.74 feet; N 71°10'31" W, 92.97 feet; S 13°47'58" E, 234.77 feet; S 27°12'14" W, 120.31 feet; S 27°42'12" E, 337.71 feet; S 13°54'10" W, 104.05 feet; S 44°25'58" E, 357.11 feet; S 86°31'54" E, 132.24 feet; N 41°59'52" E, 302.14 feet; S 30°41'55" E, 193.35 feet; S 45°39'48" E, 183.15 feet; N 84°17'22" E, 80.40 feet; N 84°17'22" E, 80.40 feet; S 44°25'58" E, 357.11 feet; S 86°31'54" E, 132.24 feet; N 41°59'52" E, 302.14 feet; S 30°41'55" E, 193.35 feet; S 45°39'48" E, 183.15 feet; N 84°17'22" E, 80.40 feet; and being an inset corner of the 89.5 acres tract;

THENCE S 30°41'55" E, 193.35 feet (Deed - S 30° E, 190.97 feet) leaving Richland Creek and along a southeast line of this tract and same for the said Estate Tract and along the southerly southwest line of the 89.5 acres tract to the POINT OF BEGINNING, and containing approximately 86.775 acres of land.

**SURVEYORS CERTIFICATE**

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

PREMISES SURVEYED AND TO: First American Title Company

I hereby certify that in July, 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.

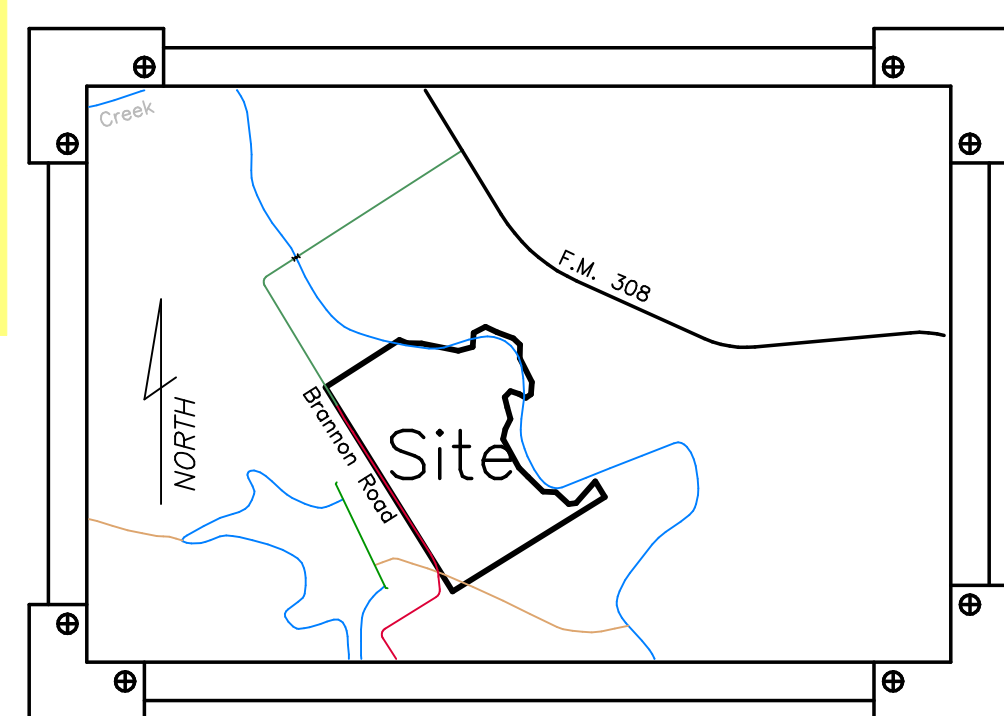
I further certify to the following conditions:

- 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# 1002-62691-RTT) closing at the title company indicated hereon.
- That a portion of the said tract lies within a Special Flood Hazard Boundary according to the Flood Insurance Rate Map for Ellis County, Texas, Community # 48139C0575 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.
- 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.
- Information in parenthesis are from public records (Deed calls).
- Bearing sources are as per record plat or field notes description.
- The surveyor relied on title commitment issued by First American Title Company, GF# 1002-62691-RTT, dated July 12, 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:
- Any other use or copying of this plat is prohibited.
- Unless otherwise labeled, all property corners indicated as "Set" are 1/2" diameter steel rods with yellow plastic caps marked (RPLS 4466)
- This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition IV Survey.

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

Date

**THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN RED INK**



**SURVEY PLAT**  
**86.775 Acres**  
**J. Hunt Survey, Abst. 444**  
**Ellis County, Texas**

REVISIONS	BY

**DAVIS & McDILL, Inc.**

( A Texas licensed surveying firm # 101504-00, and a Texas licensed engineering firm # F-8459 )  
P.O. BOX 428, Waxahachie, Texas 75168  
Phone: Metro 972-938-1185 Fax: 972-937-0307

**ENGINEERS**  
**D&M**  
**SURVEYORS**

Date: **07-30-2013**  
Scale: **1" = 200'**  
Drawn: **staff**  
Job: **213-0377**  
Sheet **1**  
of **1** sheets.