NOTE:

All bearings and coordinates are correlated to the Texas State Plane Coordinate System, North Central Texas Zone, Nad 83 Datum, determined by using the Global Positioning System.

Course	Bearing	Distance
L1	S 05°38'47" E	60.31'
L2	S 88°12'15" E	102.15'
L3	N 31°06'30" E	50.01'
L4	S 59°27'34" E	218.51'
L5	S 78°46'58" E	65.86'
L6	S 08°25'43" W	38.97'
L7	N 21°39'59" E	42.59'
L8	S 59°56'51" E	51.85'

Deed of Record Bearings and Distances

Course	Bearing	Distance
L1	South	54.4' (19.6 Varas)
L2	S 89°30'E	92.6' (33.3 Varas)
L3	N 31°14'E	50' (18.0 Varas)
L4	S 58°45'E	234' (84.2 Varas)
L5	S 78°05'E	67' (24.1 Varas)
L6	S 11°45'W	40' (14.4 Varas)
L7	N 22°40'E	43.5' (15.7 Varas)
L8	S 58°46'E	278' (100.1 Varas) Overall

NOTE:

This Surveyor was not contracted to prepare a title search or an abstract of title and this survey plat does not constitute such. This survey plat reflects only the easements and rights-of-way which have been reported to this Surveyor.

BUFFALO CREEK SURVEYOR

F:\Drawings\Blocks\crossroad buffalo map01.jpg

709 S. Walnut Street
Cleburne, Texas 76033
Phone 817-774-3338
Website: buffalocreeksurveyor.com
Emails:
info@buffalocreeksurveyor.com
surveyingtexasland@sbcglobal.net
texassurveyor5614@gmail.com

SITUATED ON BUFFALO CREEK

E. HORTON SURVEY
ABSTRACT No. 466

ELIJAH BELLOW SURVEY
ABSTRACT No. 101

ELIJAH BELLOW SURVEY
ABSTRACT No. 101

** Note:
This surveyor can not determine the ownership of this strip of land after thourough searches made with Ellis County Appraisal District Records.

TxDot R.O.W.

Farm-to-Market Highway No. 875
80' wide Right-of-Way per TxDoT

Bridge

** Note

N 81°08'49"E
197.62'

Approximate Location of Survey line
N 88°06'31"E 1021.61'

1/2"CIRS
"RPLS 5614"

S 59°44'08"E
222.27'
(80.6 Varas) per Record Deed
S 58°46'E 224'

60D Nail Found

L1

L2

1/2"IRF

S 58°46'52"E 576.2' (207.4 Varas) per Record Deed

S 60°09'52"E 566.07'

U. S. Highway No. 287 Business

TxDot R.O.W.

60D Nail Found
6" dia Wood Fence Corner Post

1/2"CIRS
"RPLS 5614"

L3

L4

1/2"CIRS
"RPLS 5614"

Wood Post
R.O.W. Marker

Property Monuments
not located on the ground

Property Monument
Not Found
1/2"CIRS
"RPLS 5614"

Caliche Road

Southern Pacific Railroad
100' wide Right-of-Way

N 31°46'47"W 1606.52' per Adjoiner Record Deed

N 32°54'02"W 1606.52'

S.S.M.H.

TRACY BAKSHI, KELLY FRAZIER, AND MARK RUFF
CO-TRUSTEES OF THE RUFF MANAGEMENT TRUST
VOLUME 2491, PAGE 2237,
O.P.R.E.C.T.

70.15 Acres
3,055,806.05 sq. ft.

S 32°14'W 515.4' (185.5 Varas) per Record Deed
and S 31°W 161.3' (58.1 Varas) per Record Deed

Portion of Waxahachie & Midlothian Pike
N 32° E 651.8' per Record Deed

S 29°26'54"W 677.68'

1/2"CIRF
"RPLS 4460"

N 00°35'12"W 416.69' Measured
N 00°30'17"E 416.33' per Record Deed

HILLCREST BURIAL PARK COMPANY
VOLUME 296, PAGE 533,
O.P.R.E.C.T.

Called 4.626 Acres
Called Tract Two
ROSEMONT CEMETERY
VOLUME 2029, PAGE 1967,
O.P.R.E.C.T.

TxDot R.O.W.

U. S. Highway No. 287 Business

S 59°50'03"E 1093.13' Measured
S 58°46'00" E 1093.10' per Record Deed

1/2"CIRS
"RPLS 5614"

Nearest 1/2"CIRS
"RPLS 5614"

P.O.B.

4"dia. Wood
Fence Post Found

6"dia. Wood
Fence Post Found

L5

L6

Property Monument
not located on the ground

1/2"IRF

S 82°45'E 861' PER Adjoiner Record Deed
S 84°31'55"E 808.23'

Area claimed by both Ruff Management 2491/2237
and Hillcrest Burial Park 296/533

N 84°20'00" W 287.38'
per Adjoiner Record Deed
S 85°28'05"E
287.57'

1/2"CIRF
"RPLS 4460"

1/2"CIRF
"RPLS 4460"

N 75°40'48" W 655.99' per Adjoiner Record Deed
S 76°49'17"E 655.69'

L7

L8

1/2"CIRF
"RPLS 4460"

S 27°07'24"W 411.5'
per prior Adjacent Record Deed

S 26°07'29"W
410.29'

S 80°33'24"W
358.96'

5" dia. Steel
Fence Post Found

Sanitary Sewer
Crossing Sign

S.S.M.H.

CALLED 3.163 Acres
TOMMY L. MENSNER
VOLUME 2064, PAGE 2047,
O.P.R.E.C.T.

Property Monument
Not Found
1/2"CIRS
Reference Mon.

N 50°24'19"W 517.94'
per Adjoiner Record Deed
N 51°31'34"W
517.94'

Old Water Well

TRACY BAKSHI, KELLY FRAZIER, AND MARK RUFF
CO-TRUSTEES OF THE RUFF MANAGEMENT TRUST
VOLUME 2491, PAGE 2237,
O.P.R.E.C.T.

Meander of Creek as called out by
both the Ruff Trust deed 2491/2237
and Rex Rankin deed 990/646

CALLED 12.877 ACRES
REX RANKIN
VOLUME 990, PAGE 646,
O.P.R.E.C.T.

CALLED 12.877 ACRES
REX RANKIN
VOLUME 990, PAGE 646,
O.P.R.E.C.T.

Meander of Creek as called out by
both the Ruff Trust deed 2491/2237
and Rex Rankin deed 990/646

Waxahachie Creek

L9 L10 L11 L12 L13 L14 L15 L16 L17 L18 L19 L20 L21 L22 L23 L24 L25 L26

Railroad Trestle

Southern Pacific Railroad
100' wide Right-of-Way

North

LEGEND

CIRF = CAPPED IRON ROD FOUND
CIRS = CAPPED IRON ROD SET
IRF = IRON ROD FOUND
S.S.M.H.. = SANITARY SEWER MANHOLE
O.P.R.E.C.T. = OFFICIAL PUBLIC RECORDS,
RPLS = REGISTERED PROFESSIONAL LAND SURVEYOR
POB = POINT OF BEGINNING

* Meanders of Waxahachie Creek

Course	Bearing	Distance
L9	N 16°29'52" E	152.56'
L10	N 62°50'58" W	106.79'
L11	N 77°17'45" W	204.64'
L12	N 50°30'14" W	242.54'
L13	S 59°19'02" W	49.10'
L14	S 21°56'23" W	201.43'
L15	S 46°10'57" W	86.61'
L16	N 87°55'00" W	207.87'
L17	S 42°27'08" W	215.12'
L18	S 86°14'21" W	196.92'
L19	N 41°30'15" W	67.76'
L20	N 09°49'18" E	194.86'
L21	N 38°38'49" W	43.85'
L22	S 79°26'04" W	75.42'
L23	S 58°30'16" W	234.20'
L24	N 72°46'37" W	173.73'
L25	S 82°35'01" W	267.43'
L26	S 28°53'20" W	25.58'

* The meanders shown on the attached survey plat were derived by mapping the creek as it presently exists. This was done by locating the banks on both sides of said creek and taking shots of the approximate centerline when possible.

SURVEYOR'S CERTIFICATION

I, Joe Davis Ballard, Registered Professional Land Surveyor number 5614, do hereby certify that a survey was made on the ground, under my supervision, on the 11th of March, 2013, of the property hereon described, and do declare there are no conflicts of overlapping of improvements or possession known to me except as shown.

PRELIMINARY, THIS DOCUMENT
SHALL NOT BE
RECORDED FOR ANY PURPOSE

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5614

STATE OF TEXAS
REGISTERED
Joe Davis Ballard
5614
PROFESSIONAL
LAND SURVEYOR

Sheet 1 of 4

Scale: 1"=200'	Drawn by: JDB	Approved by: JDB
Job No. 01312	Date drawn: 4.01.13	Date Apprv'd: 4.01.13