

10512 BAUCUM ROAD

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN ELLIS COUNTY, TEXAS AND BEING PART OF THE W. BENTON SURVEY, ABSTRACT 188 AND THE J. PRUITT SURVEY, ABSTRACT 878 AND BEING A PORTION OF LAND CONVEYED TO BAUCUM FAMILY PARTNERS, LTD BY DEED RECORDED IN VOLUME 1292, PAGE 320 AND FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND CAPPED 1/2 INCH IRON ROD AT THE NORTHEAST CORNER OF LOT 5, TRACT 1 OF BAUCUM RANCH, PHASE II AS RECORDED IN CABINET I, SLIDE 211, PLAT RECORDS OF ELLIS COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 20 MINUTES 00 SECONDS EAST, 222.99 FEET TO A SET 1/2 INCH IRON ROD;

THENCE SOUTH 0 DEGREES 39 MINUTES 19 SECONDS EAST, 167.87 FEET TO A SET 1/2 INCH IRON ROD;

THENCE SOUTH 89 DEGREES 20 MINUTES 00 SECONDS WEST, 222.99 FEET TO A FOUND CAPPED 1/2 INCH IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT 5, TRACT 1;

THENCE NORTH 0 DEGREES 39 MINUTES 19 SECONDS WEST, 167.87 FEET TO POINT OF BEGINNING AND CONTAINING 37433.33 SQUARE FEET OR 0.859 ACRES OF LAND.

LOT 6 TRACT 1

BAUCUM FAMILY PARTNERS, LTD  
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LOT 5 TRACT 1

LOT 4 TRACT 1

→ TRACT w/ HOME

POINT OF BEGINNING

→ ADDITIONAL ACREAGE OWNED BY SELLER

37433.33 S.F.  
0.859 ACRES

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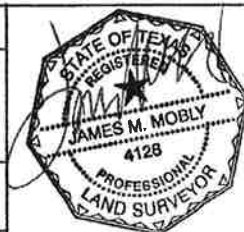
ACCEPTED BY: \_\_\_\_\_ TITLE COMPANY ELLIS COUNTY ABSTRACT & TITLE

I CERTIFY THAT THIS PROPERTY LIES IN ZONE X, WHICH IS AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN ACCORDING TO F.E.M.A. MAP # 48139C0325F

ANY REFERENCE TO "FLOOD PLAIN" ON THIS SURVEY IS AN ESTIMATE, BASED ON DATA AVAILABLE AND IS NOT TO BE CONSIDERED AS A DETERMINATION OF THE FLOODING POTENTIAL OF THIS PROPERTY.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT (A) THAT THE FOREGOING SURVEY WAS MADE AND STAKED ON THE GROUND AND CORNERS ARE MARKED WITH PERMANENT MONUMENTS; (B) THE SURVEY SHOWS THE LOCATION OF ALL IMPROVEMENTS, HIGHWAYS, STREETS, ROADS, RAILROADS, RIVERS, CREEKS, OR OTHER WATERWAYS, FENCES, EASEMENTS, AND RIGHTS OF WAY ON OR CONTIGUOUS TO THE PROPERTY WITH ALL EASEMENTS AND RIGHTS OF WAY REFERENCED TO THEIR RECORDING INFORMATION; (C) THERE ARE NO DISCREPANCIES OR CONFLICTS IN BOUNDARIES, OR VISIBLE ENCROACHMENTS, EXCEPT AS SHOWN ON THE SURVEY; (D) THE SURVEY SET FORTH THE DIMENSIONS AND TOTAL AREA OF THE PROPERTY.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE FOR A ONETIME CLOSING WITH GF NUMBER AND TITLE COMPANY AS SHOWN HEREON AND THE UNDERSIGNED SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN THAT FOR WHICH SAID SURVEY WAS ORIGINALLY PREPARED. SURVEY VALID ONLY WITH ORIGINAL SIGNATURE SIGNED IN RED INK.



GF# \_\_\_\_\_ SCALE 1"=60' \_\_\_\_\_ DATE 6-17-2014 \_\_\_\_\_ FILE NO. 14-0874

MOBLY AND ASSOCIATES, LLC 133 W. MAIN STREET STE. 600 GRAND PRAIRIE, TX 75050  
jmmobly@att.net RPLS# 4128 (972)-262-1300 FIRM #10193765

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