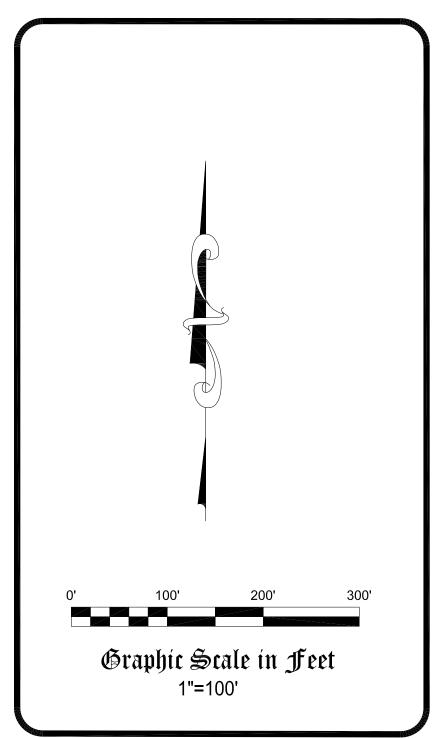


#### FIELD NOTES

All that certain tract or parcel of land lying and being situated in the William J. Stokes Survey, Abstract No. 985, Ellis County, Texas, and being a portion of that certain tract of land conveyed to Silent W Investments, LLC, Series 42, according to the deed filed of record as County Clerk Instrument #1821873, Official Public Records of Ellis County, Texas, and being more particularly described by metes and

- BEGINNING at a 1/2" iron rod with a yellow plastic, the top of which has been sheared off, found in Duke Road, the state plane coordinate value of which is Northing: 6,725,864.54 feet, and Easting: 2,440,758.18 feet, as correlated to the Texas Coordinate System of 1983, North Central Zone, based upon the North American Datum of 1983 (2011)[Epoch: 2010.0000], said point being the northeast corner of said Silent W tract, and being the northwest corner of that certain tract of land conveyed to Marilyn Morrison according to the deed filed of record as County Clerk Instrument #1813807, Official Public Records of Ellis County, Texas, for the northeast corner of this tract;
- THENCE S 30°50'44" E, along the west line of said Morrison tract, at 11.3 feet begin a fence, continuing generally along a meandering fence, a distance of 1031.52 feet to a 1/2" iron rod with a yellow plastic cap marked "GSW Surveyors" set in the north line of the right-of-way of U. S. Highway No. 77, for the southeast corner of this tract, from which a 1/2" iron rod found, the southwest corner of said Morrison tract, bears S 30°50'44" E, a distance of 0.63 feet;
- THENCE S 59°49'17" W, along the north line of said highway right-of-way, a distance of 370.86 feet to a 1/2" iron rod with a yellow plastic cap marked "GSW Surveyors" set at an angle point in the north line of said highway, for an angle point in the south line of this tract;
- THENCE S 60°18'06" W, along the north line of said highway right-of-way, a distance of 282.63 feet to a 1/2" iron rod marked "GSW Surveyors" set in the north line of said highway, for the southwest corner of this tract;
- THENCE N 29°59'41" W, a distance of 1008.79 feet to a 1/2" iron rod with a yellow plastic cap marked "GSW Surveyors" set in the north line of said Silent W tract, said point being in Duke Road, for the northwest corner of this tract, from which a 1/2" iron rod with a yellow plastic cap marked "GSW Surveyors" set for the northwest corner of said Silent W tract bears S 58°00'00" W, a distance of 638.56 feet;
- THENCE N 58°00'00" E, generally along said Duke Road, and along the north line of said Silent W tract, a distance of 638.56 feet feet to the PLACE OF BEGINNING, and containing 15.136 acres of land, more or less.



# LEGEND

= IRON ROD FOUND = CAPPED IRON ROD FOUND = IRON PIPE FOUND CCF# = COUNTY CLERK FILE NUMBER OPRECT = OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS = STATE PLANE COORDINATES = NORTH AMERICAN DATUM OF 1983 **=WATER METER** = FIRE HYDRANT = GUY WIRE = POWER POLE = WATER VALVE = BARBED WIRE FENCE = OVERHEAD ELECTRIC LINE —— uc —— = UNDERGROUND CABLE (XXX) = RECORD DATA CIRS = CAPPED IRON ROD SET = REAL PROPERTY RECORDS OF ELLIS COUNTY, TEXAS = DEED RECORDS OF ELLIS COUNTY,

## GENERAL NOTES

Unless otherwise shown hereon, bearings shown hereon are referenced to the Texas Coordinate System of 1983, North Central Zone, and are based on the North American Datum of 1983, CORS 2011 Adjustment [Epoch: 2010.0000]. The combined surface to grid factor is 0.99992024, and the angle of convergence is 00°49'47.82".

Distances shown hereon are Surface distances. Multiply the surface distance by the combined grid factor to derive the grid distance.

- This survey has been made according to the information provided by Town Square Title Company issued by Fidelity National Title Insurance Company according to the Title Commitment Letter, the GF number of which is 018-33336.
- No instruments were supplied describing the conveyance of the rights-of-way of the county roads shown hereon. The existing, irregular rights-of-way appear to have been established either by an implied dedication or by prescription.
- A flood zone determination is not a part of this survey and the undersigned surveyor is not liable for any damages which may be sustained due to flooding which may occur on this property.
- Unless delineated hereon, Interior fences and cattle pens/shelters are

### SCHEDULE "B" ITEMS

- Texas Power & Light Company (Vol. 364,Pg. 199, DRECT) The "as surveyed" description of this easement is too vague to determine its location.
- Texas Power & Light Company (Vol. 324, Pg. 444, DRECT) The language of Section I of this instrument apparently conveys the appurtenances including the lines, towers and poles as shown and identified hereon. Sections II and III convey all easements in which the appurtenances are located without any specific descriptions. It also conveys a blanket ingress and egress easement for construction and maintenance.
- Files Valley Water Supply Corporation (Vol. 918, Pg. 79, DRECT) The 15' easement is located along the existing pipeline as installed. Therefore, the description is too vague to determine the location of the

#### **PLAT SHOWING** 15.136 acres of land in the William J. Stokes Survey Abstract No. 985 **ELLIS COUNTY**

the west one half of that certain tract of land conveyed to Silent W Investments, LLC, Series 42, according to the deed filed of record as County Clerk Instument #1821873, Official Public Records of Ellis County, Texas

TEXAS

### SURVEYOR'S STATEMENT:

I hereby affirm that this survey was made on the ground on December 20, 2018, and that it substantially conforms to the Professional and Technical Standards of the Texas Board of Professional Land Surveying.

PRELIMINARY This Document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document.

W. Michael Evans

Registered Professional Land Surveyor No. 4715

1305 Brook Arbor Drive Mansfield, Texas 76063 (817) 822-3591 mevans@gswland.com Firm Registration No. 10163400

PROJECT NO. 98163

