

Called 75.681 ac.
Keith Lindmark
to
Karsen Heights, LLC
Volume 1811, Page 2208
O.P.R.E.C.T.

W.T. DUNN SURVEY

Called: S59°54'12"W 1660.80'

Called: N59°54'12"E 356.94'

Called: S15°00'26"W 21.91'

Called: N59°54'12"E 1070.81'

Called: N30°09'09"W 50.00'

Act.: N59°54'12"E 356.94'

Act.: N15°23'24"E 21.39'

Act.: N59°54'12"E 1036.69'

Act.: N30°09'09"W 50.00'

Called: S29°37'09"E 300.52'

Called 221.923 ac.
Frank A. Blankenbeckler, III
and Brooke A. Taylor
to
Buffalo Ridge, L.P.
Volume 2016, Page 456
O.P.R.E.C.T.

ABSTRACT No. 303

W. C. CALDER SURVEY
ABSTRACT No. 235

Called 77-1/2 ac.
Ora B. Burgess
to
Jo Ann Jenkins
Volume 594, Page 665
O.P.R.E.C.T.

73.78 acres

Called 3.853 ac.
to
City of Waxahachie
Volume 2018, Page 289
O.P.R.E.C.T.

Act.: N29°07'24"W 2202.64'

Called: S29°57'37"E 2202.39'

60' Easement & Right-of-Way
to
Brazos Electric Power Coop., Inc.
Volume 504, P492
D.R.E.C.T.

Called 75.52 ac.
Selma W. Williams
to
Selma W. Williams, Trustee
Volume 1889, Page 506
O.P.R.E.C.T.

Called: S29°37'09"E 2420.01'

Called: N30°00'W 2118.6'

Texas Power & Light Co.
Easement
Volume 412, page 503
D.R.E.C.T.

R=994.88'
L=222.55'
Tan=111.74'
D=12°49'00"

R=533.12'
L=20.75'
Tan=10.38'
D=2°13'50"

F.M. 878 25' asphalt road

Right-of-Way
to
State of Texas
Volume 405, page 375 &
Volume 406, Page 257
D.R.E.C.T.

Easement and Right-of-Way to Texas Power and Light Co. - Volume 334, Page 248 - Too Vague "May Affect"
(Location could be 1' inside East property line. Property not verified by description)

BEING a 73.78 acre parcel of land situated in the W.C. Calder Survey, Abstract No. 235 City of Waxahachie, Ellis County, Texas, and being a part of that certain called 77-1/2 acre tract of land described in Deed from Ora B. Burgess to Jo Ann Jenkins and recorded in Volume 594, Page 665 of the Official Public Records of Ellis County, Texas said 73.78 acres of land to be more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with plastic cap marked J. Cole 5411 set for corner in an East line of said W.C. Calder Survey, some being the West line of the W.T. Dunn Survey, Abstract No. 303 and being at the Northeast corner of said 77-1/2 acre tract, some being an old corner in the West line of that certain called 221.923 acre tract of land described in Deed from Frank A. Blankenbeckler, III and Brooke A. Taylor to Buffalo Ridge, L.P. recorded in Volume 2016, Page 456 of said Public Records;
THENCE South 29°37'09" East with the East line of said 77-1/2 acre tract and the west line of said 221.93 acre tract and with said East and West Survey lines at a distance of 300.52 passing the Southwest corner of said 221.93 acre tract, some being the Northwest corner of that certain called 75.52 acre tract of land described in Deed from Selma W. Williams to Selma W. Williams, Trustee and recorded in Volume 1889, Page 506 of said Public Records, continuing a total distance of 2420.01 feet to a 1/2" iron rod with plastic cap marked J. Cole 5411 set for corner in the North Right-of-Way line of F. M. No. 878 (80 foot Right-of-Way) at the Southeast corner of said 77-1/2 acre tract, some being the Southwest corner of said 75.72 acre tract and being at the beginning of a non-tangent curve to the right;
THENCE with the South line of said 77-1/2 acre tract, said North Right-of-Way line and with said non-tangent curve to the right having a radius of 533.12 feet, a central angle of 2°13'50", the long chord of which bears South 72°02'12" West - 20.75 feet for an arc length of 20.75 feet to a 1/2" iron rod with plastic cap marked J. Cole 5411 set for corner;
THENCE South 29°07'24" West continuing with the South line of said 77-1/2 acre tract and said North Right-of-Way line a distance of 508.71 feet to a 1/2" iron rod with plastic cap marked J. Cole 5411 set for corner at the beginning of a curve to the left;
THENCE continuing with the South line of said 77-1/2 acre tract and said North Right-of-Way line and with said curve to the left having a radius of 994.88 feet, an angle of 12°49'00", and whose chord bears South 66°44'37" West - 222.08 feet for an arc length of 222.55 feet to a 1/2" iron rod with plastic cap marked J. Cole 5411 set for corner;
THENCE South 60°20'07" West continuing with the South line of said 77-1/2 acre tract and said North Right-of-Way line a distance of 690.15 feet to a 1/2" iron rod with plastic cap marked J. Cole 5411 set for corner at the Southeast corner of that certain called 3.853 acre tract of land described in Deed to the City of Waxahachie and recorded in Volume 2018, Page 289 of said Public Records;
THENCE North 29°07'24" West with the East line of said 3.853 acre tract of land a distance of 2202.64 feet to a 1/2" iron rod with plastic cap marked J. Cole 5411 set for corner at an angle corner in said East line;
THENCE North 15°23'24" East a distance of 21.39 feet to a 1/2" iron rod with plastic cap marked J. Cole 5411 set for corner at an old corner in East line of said 3.853 acre tract;
THENCE North 59°54'12" East a distance of 1036.69 feet to a 1/2" iron rod with plastic cap marked J. Cole 5411 set for corner at an old corner in said East line;
THENCE North 30°09'09" West a distance of 50.00 feet to a 1/2" iron rod with plastic cap marked J. Cole 5411 set for corner in the North line of said 77-1/2 acre tract at the Southeast corner of that certain called 75.681 acre tract of land described in Deed from Keith Lindmark to Karsen Heights, LLC and recorded in Volume 1811, Page 2208 of said Public Records and also being at an old corner in the West line of the above referenced 221.93 acre tract of land;
THENCE North 59°54'12" East a distance of 356.94 feet back to the POINT OF BEGINNING and CONTAINING 73.78 acres of land, more or less.

I, J. Scott Cole, Registered Professional Land Surveyor No. 5411, do hereby certify to: American Equities Development and Construction, Inc. (buyer/borrower), and Republic Title of Texas, Inc. and First American Title Insurance Company (title co.) that this plat is the result of a survey made by me or under my direction on the ground of the property legally described hereon and is true and correct, to the best of my knowledge. There are no visible discrepancies, conflicts, shortages in areas, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-ways, except as shown on the plat hereon; and that the courses and areas described hereon are true and correct, to the best of my knowledge. This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named above and no license has been created, expressed or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days of the date hereon. Evaluation of Restrictions and Easements of record which may affect this property, if any, has been limited to those provided from Schedule B of the title commitment. Visible and Apparent Easements, if any, are as shown. National Flood Insurance Rate Map - ZONE "X", Determined by scale from: Community Panel No. 48139C0185 D Effective Date: January 20, 1999 Bearing Source: Deed Call bearing along South line of said 75.681 acre tract.



SURVEY PLAT
showing
73.78 Acres situated in the
W.C. Calder Survey, Abstract No. 235
City of Waxahachie, Ellis County, Texas
April 8, 2005
Scale: 1"=100'

Legend

concrete	property line	powerline
wood fence	iron fence	Per Pole
stone	chain link fence	Man Hole
barbed wire fence		
brick	Iron Rod Found	
Iron Rod Set	FCP Fence Corner Post	

SCALE: 1"=100'
DATE: 04-08-05

W.O.: 041365
G.F.: 05R03923 S.J.R.
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