



FIELD NOTES for Alfred D. Bryant

Job no. B-98627

BEING a part of the William W. Rawls Survey, Abstract 932 and the Larkin Newton Survey, Abstract 792, Midlothian, Ellis County, Texas, and being the 25.00 acre tract described in deed from T.A. Powers Broker, Inc. to Alfred D. Bryant recorded in Volume 1250, page 95, Official Public Records, Ellis County, Texas, and being more particularly described by its metes and bounds as follows;

BEGINNING at a 1/2 inch steel rod steel rod found at the most east southeast corner of said 25.00 acre tract, the north northwest corner of the 26.503 acre tract described in deed from T.A. Powers, et al to W.W. Yeathermon recorded in Volume 854, Page 9, Deed Records, Ellis County, Texas, and on the east line of a 20.669 acre tract described in deed from Richard Jerome Curtis to W.B. Holcomb recorded in Volume 655, Page 268 of said Deed Records;

THENCE N 89°41'57" W, with the common line of said Bryant and Yeathermon tracts, 632.71 feet (deed N 89°45'29" W, 633.27 feet) to a 1/2 inch steel rod set at an interior corner of said Bryant tract and a northwest corner of said Yeathermon tract;

THENCE S 0°07'22" E, with the common line of said Bryant and Yeathermon tracts 304.92 feet to a 1/2 inch steel rod set at an interior corner of said Yeathermon tract and a southeast corner of said Bryant tract;

THENCE N 89°45'29" W, with the common line of said Bryant and Yeathermon tracts, 316.06 feet to a 1/2 inch steel rod set at the southwest corner of said Bryant tracts and the southeast corner of the 10.000 acre tract described in deed from T.A. Powers, et al to John B. Foster recorded in Volume 830, page 797 of said Deed Records;

THENCE with the common lines of said Foster and Bryant tracts, N 0°07'22" W, 1158.41 feet to a 1/2 inch steel rod set, S 88°49'32" E, 466.69 feet to a 1/2 inch steel rod set and N 0°07'22" W, 466.69 feet to a 1/2 inch steel rod set at the common north corner of said Bryant and Foster tract and the south line of the tract described in deed from J.L. Rush, et ux to W.B. Holcomb recorded in Volume 437, Page 100 of said Deed Records and from which a 1 inch pipe found bears N 88°49'32" W, 600.66 feet;

THENCE S 88°49'32" E, (bearing base line) with the common line of said Bryant and Holcomb tracts, 389.92 feet (deed 390.32 feet) to a fence corner post at the northeast corner of said Bryant tract and the northwest corner of said 20.669 acre tract;

THENCE with the common line of said Bryant tract and 20.669 acre tract, S 4°11'16" W, 135.92 feet (deed, S 4°21'18" W, 135.94 feet) to a 1/2 inch steel rod set, S 11°25'30" E, 66.90 feet to a 1/2 inch steel rod set, S 13°38'52" E, 148.36 feet to a 1/2 inch steel rod set, S 12°55'18" E, 265.36 feet to a 1/2 inch steel rod set and S 0°12'17" W, 703.34 feet (Deed, S 0°09'34" W, 702.71 feet) feet to the point of beginning and containing approximately 25.0014 acres of land;

SURVEYOR'S CERTIFICATION

The undersigned hereby certifies to Arlington Greene Corporation, the law officers of W. Michael Greene, P.C. and Phoenix Abstract and Title Company that this Survey (i) was made on the ground as per the field notes shown hereon and correctly shows the boundary lines and dimensions and area of the land indicated hereon and each individual parcel thereof indicated hereon; (ii) correctly shows the location of all buildings, structures, and other improvements and visible items on the subject pr property; (iii) correctly shows the location and dimensions of all alleys, streets, roads, rights-of-way, easements, and other matters of record of which the undersigned has been advised affecting the subject property according to the legal description in such easements and other matters (with instrument, book, and page number indicated)' (iv) except as shown, there are no visible easements, rights-of-way, party walls, or conflicts; (v) there are no visible encroachments or adjoining premises, street, or alleys by any of said buildings, structures, or other improvements; (vi) there are no visible encroachments on the subject property situated on adjoining premises; and (vii) the distance of the nearest intersecting street and road is as shown hereon. The undersigned further certifies that no portion of the subject property lies within an area designated or identified by the U.S. Department of Housing and Urban Development, the Federal Emergency Management Agency, or any other applicable governmental authority as a flood hazard areas, flood plain, or similar flood prone area. Furthermore, the undersigned certifies to the above stated parties that there is ingress and egress to the property by paved, dedicated public streets maintained by the city where the property is situated. In addition, the undersigned certifies that this Survey conforms to all current TEXAS SURVEYORS' ASSOCIATION Standards and Specifications for a Category 1A, Condition II, Land Title Survey.

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WITHIN
STUART G. HAMILTON D. STUART
4480

I DECLARE THAT THIS PLAT IS THE REPRESENTATION OF AN ACTUAL AND ACCURATE SURVEY MADE ON THE GROUND ON THE 23RD DAY OF DECEMBER, 1998. THERE ARE NO VISIBLE ENCROACHMENTS, PROTRUSIONS OR EASEMENTS, UNLESS SHOWN HEREON. THE BEARINGS RECITED HEREON ARE BASED ON RECORD DEED. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY- PANEL No. 480798 0025 B, DATED: AUGUST 19,1987, FOR ELLIS COUNTY, TEXAS, THIS TRACT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD.

JOB NUMBER: B-98627

ELLIS ASSOCIATES SURVEYORS

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STUART G. HAMILTON REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 4480

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