

SURVEY PLAT

This is to certify that I have this date made a careful and accurate survey on the ground of property located on Smith Lane, being all that certain lot, tract or parcel of land situated in the W.L. Kizziar Survey Abstract No.1222, Ellis County, Texas, and being the same property conveyed to Tony H. Serna and Emily A. Serna by deed recorded in Volume 2418 Page 2434, Deed Records, Ellis County, Texas, and being more particularly described as follows;

BEGINNING at a 1/2" iron rod found for the Northeast corner of the Serna tract and same being the Northwest corner of Lot 11 of Pleasant Ridge Estates Addition as recorded in Cabinet A, Slide 699, Plat Records, Ellis County, Texas;

THENCE South 03 deg. 44 min. East (Deed-Reference Bearing) along the West line of Pleasant Ridge Estates Addition a distance of 942.62 feet to a 1/2" iron rod set for the Southeast corner of the Serna tract and being North 03 deg. 44 min. West a distance of 3.2 feet from the Southwest corner of Lot 1 of Pleasant Ridge Estates;

THENCE South 89 deg. 08 min. 59 sec. West along the South line of the Serna tract and the North line of a 50' ingress-egress easement as described as Tract Three in Serna deed a distance of 837.6 feet to a 1/2" iron rod set for the Southwest corner of the Serna tract and being in the East line of a 34.455 acre tract conveyed to Glendon G. Barron by deed recorded in Volume 1451 Page 637, Deed Records, Ellis County, Texas;

THENCE North 03 deg. 44 min. West along the common line of the Serna and Barron tracts a distance of 976.05 feet to a 1/2" iron rod found for their common North corner and being in the South line of a 23.0 acre tract conveyed to James Castleman by deed recorded in Volume 1273 Page 387, Deed Records, Ellis County, Texas;

THENCE South 88 deg. 34 min. 20 sec. East along the common line of the Serna and Castleman tracts a distance of 839.94 feet to the PLACE OF BEGINNING and containing 18.423 acres of land.

James Castleman
23 acres

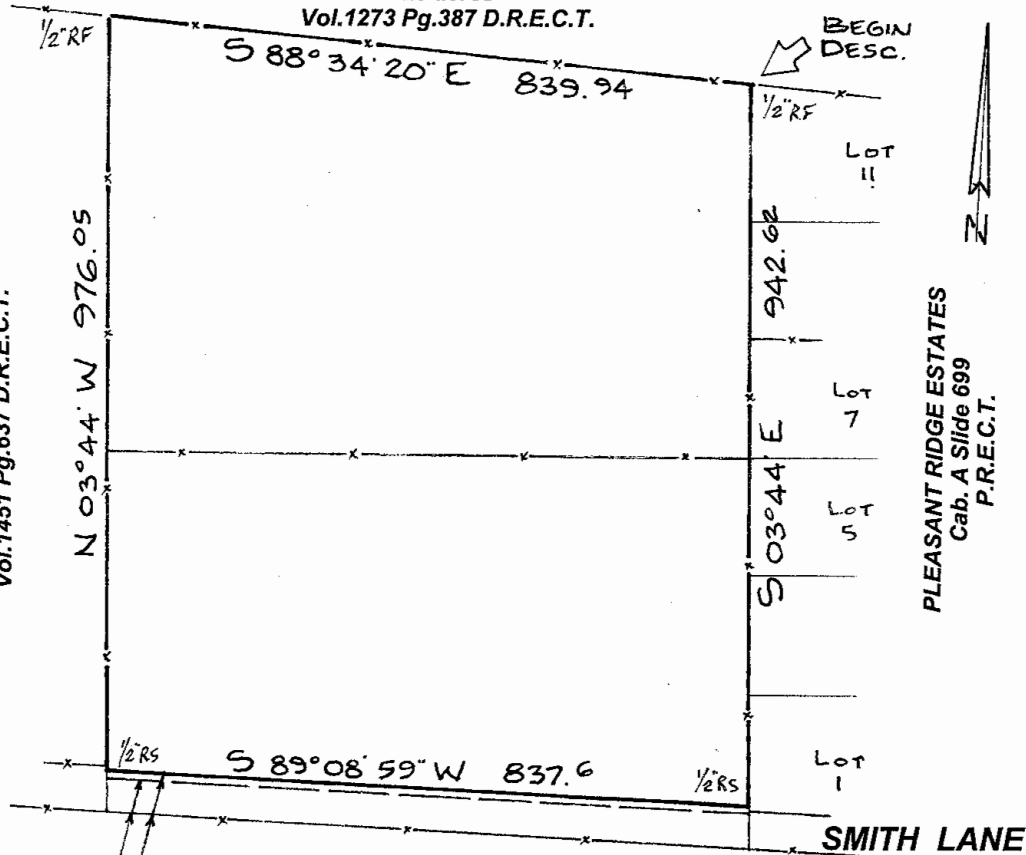
Vol.1273 Pg.387 D.R.E.C.T.

NOTE: This property is subject to easements recorded in Vol.622 Pg.828 and Vol.642 Pg.162, Deed Records, Ellis County, Texas.

Glendon G. Barron

34.455 acres

Vol.1451 Pg.637 D.R.E.C.T.



50' Ingress - Egress Easement, Tract 3, Vol.1936 Pg.2200 & Vol.1475 Pg.531 D.R.E.C.T.
45' Ingress - Egress Easement Vol.843 Pg.241 & Vol.835 Pg.49 Vol.1382 Pg.538 D.R.E.C.T.

This survey was performed exclusively for the parties in connection with the G. F. Number shown hereon and is licensed for a single use. This survey remains the property of the surveyor. Unauthorized reuse is not permitted without the expressed written permission of the surveyor. This survey is an original work protected by United States Copyright law and international treaties. All rights reserved. Do not make illegal copies.

This plat is a true, correct, and accurate representation of the property, as determined by an on the ground survey, the lines and dimensions of said property being indicated on the plat, the size and location of existing improvements are as shown. THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS EXCEPT AS SHOWN.

This survey was performed in connection with the transaction described in G. F. NO: 1402046 of Ellis County Abstract & Title Company.



SCALE: 1"=200'

DATE: 03-28-2014

JOB NO: 23871

DRAWN BY: MC

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