

PROPERTY DESCRIPTION

BEING all that certain parcel of land situated in the RAFAEL DE LA PENA, ABSTRACT NO. 3, Ellis County, Texas, and being all of the 38.541 acre tract of land conveyed to Gary B. Stephens and Claudia Lee Stephens by Warranty Deed recorded in Volume 1291, Page 526 of the Official Public Records of Ellis County, Texas (OPRECT), and being described as follows:

BEGINNING at a 5/8" iron rod found in the northwest line of Farm to Market Highway 660 (80' Right of Way) for the east corner of said Stephens Tract and the south corner of the 1.0 acre tract of land conveyed to Jared Lee Nash by Deed of Gift recorded in Volume 1544, Page 510, OPRECT;

THENCE S 39°17'40" W (Deed - S 39°17'00" W, Same Distance), along the southeast line of said Stephens Tract and the northwest line of F.M. 660, a distance of 1024.37 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" at the beginning of a curve to the right having a radius of 300.37 feet and a central angle of 89°41'14";

THENCE along the arc of said curve and the south line of said Stephens Tract and the north line of F.M. 660, a distance of 470.18 feet (Deed - 470.40 feet) (Long Chord - S 84°04'47" W, 423.63 feet) to a 1/2" iron rod found in the northeast line of Farm to Market Highway 813 (80' Right of Way) for corner;

THENCE N 50°59'00" W (Deed - Bearing Basis Line, 927.00 feet), along the southwest line of said Stephens Tract and the northeast line of F.M. 813, a distance of 926.83 feet to a 3/4" iron pipe found for the west corner of said Stephens Tract and the south corner of the 3 acre tract of land conveyed to Paul H. Bednar by General Warranty Deed recorded in Volume 2206, Page 1446, OPRECT;

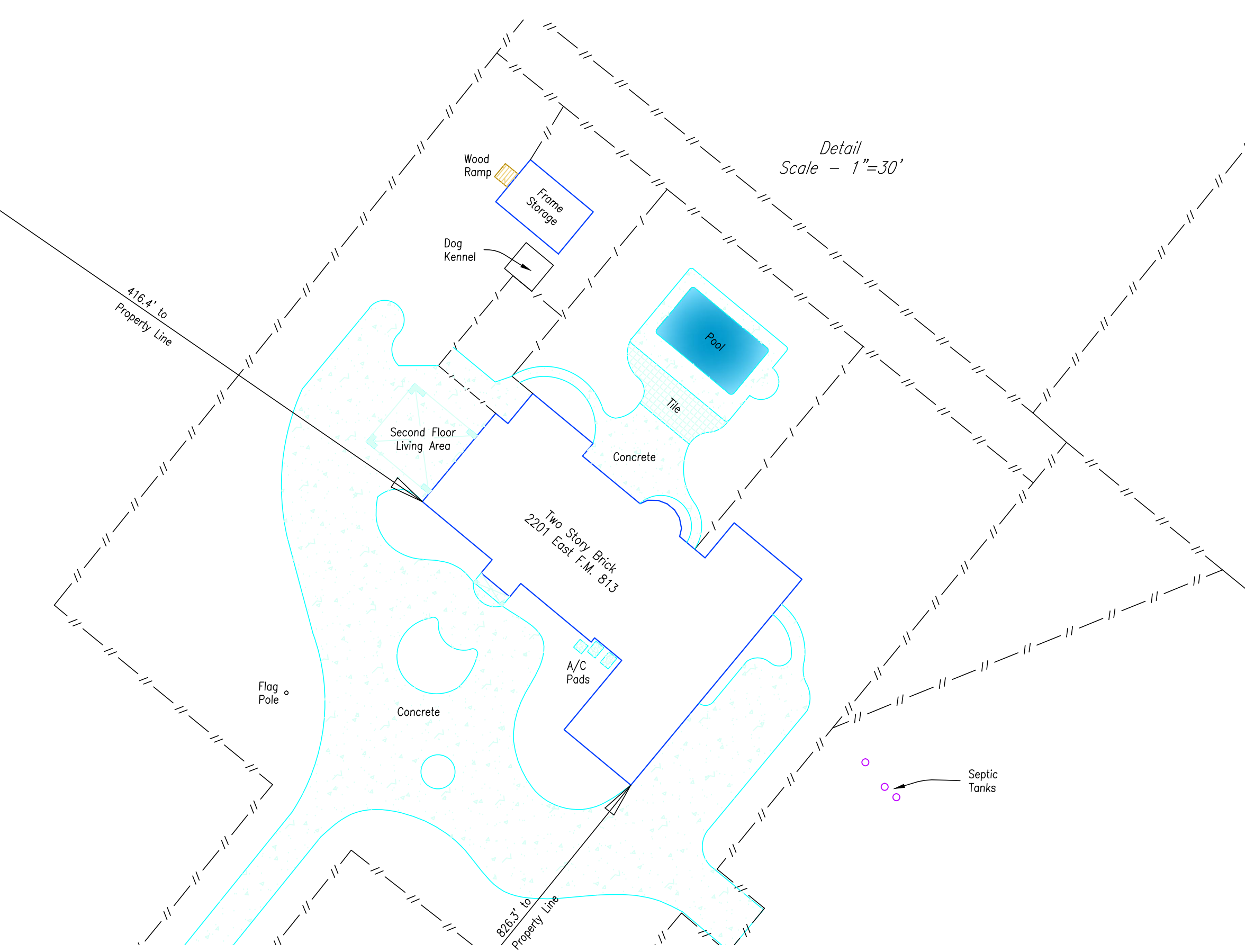
THENCE N 34°33'55" E (Deed - N 34°36'33" E, 1331.99 feet), along the northwest line of said Stephens Tract and the southeast line of said 3 acre tract, passing at 313.50 feet a 3/4" iron pipe found for the east corner of said 3 acre tract and the south corner of the 19.160 acre tract of land conveyed to Paul H. Bednar by Warranty Deed recorded in Volume 1450, Page 1445, OPRECT, and passing at 1000.30 feet a 1/2" iron rod found for the east corner of said 19.160 acre tract and a south corner of the 15.00 acre tract of land conveyed to Rodger B. Rychlik by Warranty Deed recorded in Volume 1970, Page 1416, OPRECT, in all, a distance of 1332.36 feet to a 1/2" iron rod found for the north corner of said Stephens Tract and an interior corner of said 15.00 acre tract;

THENCE S 50°46'43" W (Deed - S 50°46'50" E, 1334.48 feet), along the northeast line of said Stephens Tract and a southwest line of said 15.00 acre tract, passing at 288.30 feet a 1/2" iron rod found with cap for a south corner of said 15.00 acre tract and the west corner of the residual of 66 acres conveyed to Ernestine Friery by Special Warranty Deed recorded in Volume 1208, Page 374, OPRECT and passing at 1126.38 feet the west corner of said 1 acre tract, in all, a distance of 1335.09 feet to the PLACE OF BEGINNING, and containing 38.526 acres of land as surveyed on the ground April 27, 2017 by Walker Land Surveying Company.

Certified to:
Ellis County Abstract & Title Company

This is to certify that I have, on this date, made a true and correct on the ground survey of the subject property. The plat hereon is an accurate representation of the boundary and area as determined by survey. The size, location, and type of buildings and improvements are as shown. Any visible utilities and easements are located as shown. I do not warrant that those shown comprise all such utilities in the area, whether in service or abandoned. I further certify that no portion of the subject property is located in a Special Flood Hazard Boundary according to the Flood Insurance Rate Map for Ellis County, Texas, Map 48139C0250 F, Zone X. This survey plot was prepared for title purposes in conjunction with Ellis County Abstract & Title Company, Order# 1703163W, Easements, right-of-ways, and other exceptions shown are according to the Schedule B provided. The surveyor has not abstracted the property. This survey substantially complies with the Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 4 Survey. This survey was completed exclusively for the above named parties in the original transaction only. It was completed for single use only and no license is granted for any other use without the express written consent of Walker Land Surveying Company. This survey plat contains material protected by United States copyright law and international treaties. Copyright ©2017 Walker Land Surveying Company. All rights reserved.

All original copies are multi-colored and marked with the Surveyor's embossed seal. Only these copies may be considered true and correct copies. Any copies not multi-colored and marked with the embossed seal are illegal copies and render this certification null and void.



38.526 Acres
Rafael de la Pena Survey
Abstract No. 3

R=300.37'
L=470.18' (Deed - 470.40')
Δ=89°41'14"
C=S 84°04'47" W
423.63'

To the best of my knowledge and belief, the following easements do not affect this property:
Ellis County Vol. 387, Pg. 272, DRECT
T.P.&L. Co. Vol. 398, Pg. 53; Vol. 398, Pg. 57; Vol. 408, Pg. 464; and Vol. 591, Pg. 650, DRECT
State of Texas Vol. 410, Pg. 352, DRECT

LEGEND	
•	Property Corner
IP	Iron Pipe
IR	Iron Rod
Fnd	Found
POB	Place of Beginning
ROW	Right of Way
C/L	Centerline
B.L.	Building Line
U.E.	Utility Easement
D&U.E.	Drainage & Utility Easement
P/P	Power Pole
X	Spot Elevations
→	Drainage Flow
1/2"	1/2" Iron rod set with cap
CIRS	marked "WLSC RPLS 5331"

FOR INSPECTION PURPOSES ONLY,
AND IN NO WAY OFFICIAL OR
APPROVED FOR RECORD PURPOSES.

J. Shawne Walker, R.P.L.S.
Texas Registration No. 5331

BOUNDARY SURVEY
38.526 Acres
Rafael de la Pena Survey, Abstract No. 3
Ellis County, Texas

Date: April 27, 2017
Scale: 1"=100'
Project: 170055