

FIELD NOTES
0.7285 Acres

BEING all that certain lot, tract, or parcel of land being known and designated as a part of Block 28 of the Williams Addition to the city of Waxahachie, Ellis County, Texas, according to the plat thereof recorded in Cabinet A, Slide 11 of the Plat Records, Ellis County, Texas, and being all of that certain tract conveyed to Calvin A. Woody and wife, Hazel Woody, by instrument recorded in Volume 552, Page 252 of the Deed Records, Ellis County, Texas (DRECT), and being more particularly described as follows:

BEGINNING at an axle found in the intersection of the northwest line of Ferris Avenue (a variable width right-of-way) with the northeast line of Cridle Street (a 60 foot right-of-way) for the south corner of this tract, Block 28, and said Woody Tract;

THENCE N 62°30'00" W, 190.27 feet (Deed - same bearing, 189.6 feet) along the southwest line of this tract, Block 28, and said Woody Tract, and along the northeast line of Cridle Street, to a 1/2" steel rod set for the west corner of this tract, Block 28, and said Woody Tract, said rod being the south corner of Lot 1, Block 7 of the Hilcrest Addition to the City of Waxahachie, according to the plat thereof recorded in Cabinet A, Slide 73 of the Plat Records, Ellis County, Texas;

THENCE N 27°30'00" E, 120.69 feet (Deed - same bearing, 120.8 feet) along the lower northwest line of this tract and said Woody Tract, and along the southwest line of said Donoho residual, to a 1/2" steel rod set for the inset north corner of this tract and said Woody Tract, and for the south corner of said Penn residual;

THENCE S 62°30'00" E, 52.35 feet (Deed - same bearing, 52.2 feet) along the lower northeast line of this tract and said Woody Tract, and along the southwest line of said Donoho residual, to a 1/2" steel rod set for the inset north corner of this tract and said Woody Tract, and for the south corner of said Penn residual;

THENCE N 27°30'00" E, 63.57 feet (Deed - same bearing, 63.5 feet) along the upper northwest line of this tract and said Woody Tract, and along the southeast line of said Donoho residual, to a 1/2" steel rod set for the most northerly corner of this tract and said Woody Tract, said rod being the west corner of a residual tract out of that certain tract conveyed to C.H. Donoho by instrument recorded in Volume 348, Page 266 DRECT;

THENCE S 62°30'00" E, 137.93 feet (Deed - same bearing) along the upper northeast line of this tract and said Woody Tract, and along the southwest line of said Donoho residual, passing the south corner thereof and the west corner of that certain tract conveyed to Travis Dwight Esselman and wife, Ann Larkin Esselman, by instrument recorded in Volume 688, Page 14 DRECT, and continuing along the southwest line thereof to a 1/2" steel rod set in the northwest line of Ferris Avenue and the southeast line of Block 28 for the east corner of this tract and said Woody Tract, and for the south corner of said Esselman Tract;

THENCE S 27°30'00" W, 184.26 feet (Deed - same bearing, 185.0 feet) along the northwest line of Ferris Avenue and the southeast line of this tract, Block 28, and said Woody Tract, to the POINT OF BEGINNING, and containing approximately 0.7285 acres of land.

SURVEYORS DECLARATION

TO THE LIEN HOLDERS AND/OR THE OWNERS AND/OR THE PURCHASERS OF THE PREMISES SURVEYED AND TO: _____ Abstract and Title Company

I hereby certify that in April, 2006, this survey was made on the ground as per the field notes shown on this survey and is true, correct and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way.

Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets or alleys by any improvements on the subject property and there are no conflicts or protrusions.

I further certify to the following conditions:

1. That no portion of the said tract lies within a Special Flood Hazard Boundary according to the Flood Insurance Rate Map for Ellis County, Texas, Map # 48139C0180 D.
2. This survey reflects the above ground (visible) location of utilities. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service, or abandoned. Further, the surveyor does not warrant that the underground utilities shown are in the exact location indicated. Underground utilities which may affect this property were not located during the course of this survey, but has made an attempt to locate as accurately as possible any underground utility indicated by above ground evidence.
3. Information in parenthesis are from public records (Deed calls).
4. Bearing sources are as per record plat or field notes description.
5. This survey was prepared in conjunction with _____ Abstract and Title Company Commitment for Title Insurance, G.F. No. _____ dated _____, 2006. The easements, rights-of-way, or other exceptions noted hereon are according to the Schedule B therein. The surveyor has not abstracted the property. Based on the easements and/or deeds furnished by the aforesaid title company, the following do not appear to affect the subject property:
6. Unless otherwise labeled, all property corners indicated as "Set" are 1/2" diameter steel rods with yellow plastic caps marked (RPLS 4466)

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition 4 Survey.

Walter Keven Davis, R.P.L.S. # 4466 Date
Davis & McDill

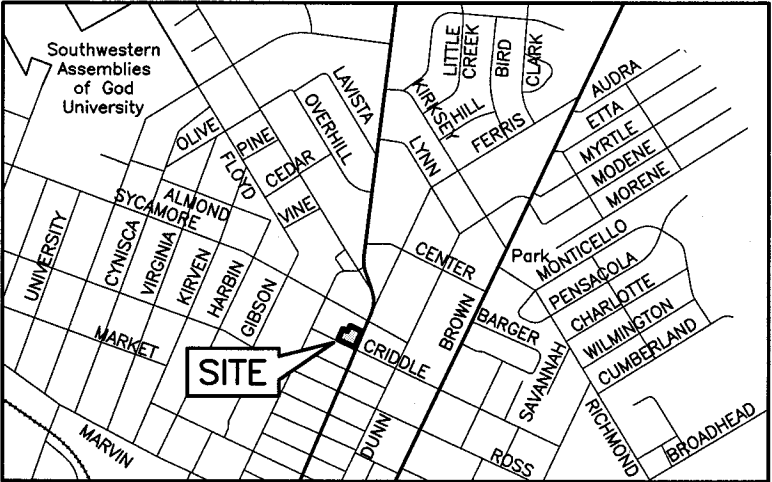
SURVEY PLAT
0.7285 Acres
Being a part of
Block 28, Williams Addition
City of Waxahachie, Ellis County, Texas

ENGINEERS
D&M
SURVEYORS

DAVIS & McDILL, INC.

P.O. BOX 428, Waxahachie, Texas 75168
Phone: Metro 972-938-1185 Fax: 972-937-0307

Drawn: E.D. Date: 04-13-06 Job: 206-0222



LOCATION MAP SCALE : 1" = 2000'