

FIELD NOTES
27.497 Acres

BEING all that certain lot, tract, or parcel of land situated in the E.R. BALCH SURVEY, Abstract No. 88, and in the E.R. BALCH SURVEY, Abstract No. 89, in Ellis County, Texas, and being a part of a called 160 acre tract of land described in Volume 1306, Page 157, Official Public Records, Ellis County, Texas, (DRECT), and a part of a called 0.707 acre tract of land described in Volume 1337, Page 641, OPRECT, and being more particularly described as follows:

BEGINNING at a 1/4" steel rod found for the southwest corner of this tract and same for the called 160 acre tract and being the northwest corner of a called 200.29 acre tract of land described in Volume 400, Page 317, DRECT, and lies in the east line of a called 181.623 acre tract of land described in Volume 728, Page 487, DRECT, and being the occupied southwest corner of the E.R. Balch Survey, A-88, and on occupied interior corner of the J.B. and Ann Adams Survey, Abst. No. 5;

THENCE N 01°06'57" E, 918.34 feet (Deed - NORTH, record bearing basis from adjoining subdivision) along the west line of this tract and same for the said parent 160 acre tract and along the east line of the said 181.623 acre tract to a 1/2" steel rod found for the northwest corner of this tract and being the southwest corner of a called 1.075 acre tract of land conveyed out of the 160 acre tract and as recorded in Volume 1354, Page 301, OPRECT;

THENCE N 86°59'02" E, along the north line of this tract and south line of the said 1.075 acre tract at 148.46 feet pass a 1/2" steel rod set for witness corner, in all, 248.46 feet to a point in Grove Creek for a north corner of this tract and the east corner of the said 1.075 acre tract and being the south corner of Lot 12 and west corner of Lot 13 of Spring Creek Grove, an addition to Ellis County as recorded in Cabinet C, Slide 706, Plat Records, Ellis County, Texas;

THENCE continuing along the north line of this tract and through the said 160 acre tract and along the south line of said addition as follows: S 37°12'11" E, 143.48 feet; S 85°41'31" E, 70.00 feet; N 83°42'55" E, 68.11 feet; S 73°40'17" E, 109.92 feet; S 83°11'43" E, 77.65 feet; N 87°45'14" E, 491.51 feet; and S57°17'33" E, at approximately 427.32 feet pass a point in the east line of the said 160 acre tract and being the south corner of Lot 19 and same for the said addition and being in the occupied east line of the said first Balch Survey, Abst. 88, and in the occupied west line of the second Balch Survey, Abst. 89; and being in the west line of the said 0.707 acre tract, continuing through the said 0.707 acre tract, in all, 449.57 feet to a "+" mark chiseled in a concrete bridge and in the east line of the said 0.707 acre tract and in Broadhead Road, (a county road), and in the residual line of a called 64.541 acre tract of land described in Volume 1072, Page 798, OPRECT, for the northeast corner of this tract;

THENCE along Broadhead Road and the east line of the said 0.707 acre tract and residual west line of the said 64.541 acre tract as follows: S 06°42'10" W, 55.39 feet to a railroad spike set for corner and S 01°10'09" W, 486.87 feet to a railroad spike set for the southeast corner of this tract;

THENCE S 89°29'20" W, (Deed - WEST) through the said 0.707 acre tract and along the south line of this tract, at approximately 9.04 feet pass a railroad spike found in the west line of the 0.707 acre tract and being the southeast corner of the said 160 acre tract and the northeast corner of the aforementioned 200.29 acre tract, and in the occupied west line of the second Balch Survey, Abst. 88, and being the occupied southeast corner of the said first Balch Survey, Abst. 88 and a northeast corner of the said Adams Survey, Abst. 5, continuing along the common Balch-Adams survey line and south line of this tract and same for the said 160 acre tract and along the north line of the said 200.29 acre tract, at approximately 39.04 feet pass a 1/2" steel rod found for witness corner, in all, 1525.92 feet to the POINT OF BEGINNING and containing approximately 27.497 acres of land.

SURVEYORS CERTIFICATE

TO THE LIEN HOLDERS AND/OR THE OWNERS AND/OR THE PURCHASERS OF

THE PREMISES SURVEYED AND TO: Ellis County Abstract & Title Co.

I hereby certify that in January, 2002, 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 a portion of the said tract lies within a Special Flood Hazard Boundary according to the Flood Insurance Rate Map for Ellis County, Texas. Map Number 48139C0095 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 Ellis County Abstract & Title Co., Commitment for Title Insurance, G.F. No. 0112139, dated January 4, 2002. 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 in the easements and/or deeds furnished by the aforesaid title company, the following do not appear to affect the subject property:

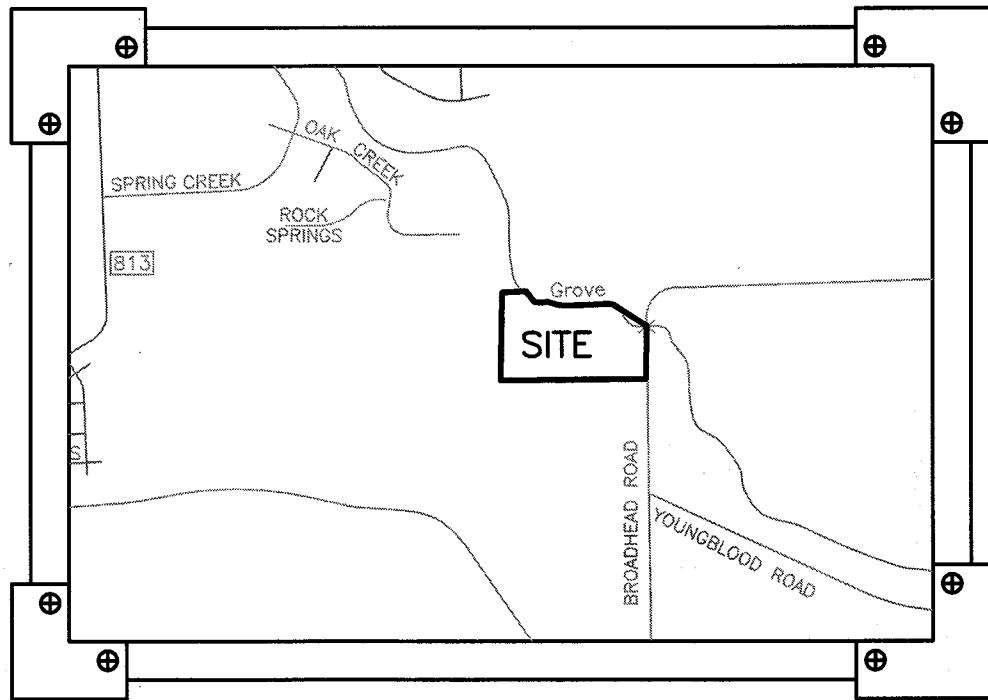
Tarrant County Water Control & Imp. Dist. No. One 544/1007 DRECT
Navarro County Electric Coop., Inc. 1295/88 and 1361/249 OPRECT
Rockett Water Special Utility District 1425/998 OPRECT

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 1A, Condition 4 Survey.

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

Date



LEGEND	
O	- Property Corner Symbol
Fnd.	- Found
S.R.	- Steel Rod
S.P.	- Steel Pipe
U.E.	- Utility Easement
U/P	- Utility Pole
R.O.W.	- Right of Way
P.O.B.	- Point of Beginning
C/L	- Centerline
→	- Drainage Flow
X	- Spot Elevations

Survey Plat
27.497 Acres
Evan Balch Survey A-88
Ellis County, Texas

REVISIONS	BY
1-22-02	KH
1-23-02	KH

ENGINEERS
DAVIS & McDILL
D & M
SURVEYORS

CONSULTING ENGINEERS - LAND SURVEYORS
P.O. BOX 428, WAXAHACHIE, TEXAS 75168
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Date: 01-07-02
Scale: 1"=100'
Drawn: KLH
Job: 202-0025
Sheet 1
of 1 sheets.