

FIELD NOTES
72.032 Acres

BEING all that certain lot, tract, or parcel of land situated in the W.H. SHELTON SURVEY, Abstract No. 996, in Ellis County, Texas, and being a part of a called 100.67 acre tract of land as described by deed and recorded in Volume 207, Page 187, Deed Records, Ellis County, Texas (DRECT), and being more particularly described as follows:

BEGINNING at a $\frac{1}{2}$ " steel rod found at a wooden highway monument in the north line of F.M. 664 (a public road) for the southwest corner of this tract and being the existing southwest corner of the said 100.67 acre tract and is the southeast corner of a called 180.986 acre tract of land described in Volume 1611, Page 906, Official Public Records, Ellis County, Texas, (OPRECT), and also which lies in the occupied west line of the said Shelton Survey;

THENCE N 00°38'56" E, 2170.86 feet (Deed - NORTH, 2166.67 feet adjusted for 50 feet of right-of-way acquisition) along the west line of this tract and same for the said 100.67 acre tract and the occupied west line of the said Shelton Survey and along the east line of the said 180.986 acre tract to a $\frac{1}{2}$ " steel rod set for the northwest corner of this tract and same for the said 100.67 acre tract and being the southwest corner of Lazy Springs Acres Addition, Number 1, a subdivision recorded in Cabinet A, Slide 424, Plot Records, Ellis County, Texas, (PRECT);

THENCE S 89°17'06" E, 122.04 feet (Deed - EAST, 134.44 feet) along the upper north line of this tract and same for the said 100.67 acre tract and along the south line of the said Lazy Springs Acres Addition, No. 1, to a $\frac{1}{2}$ " steel rod set for a northeast corner of this tract and same for the said called 100.67 acre tract and being the southeast corner of Lazy Springs Acres Addition, No. 1 and is in the west line of Lazy Springs Acres, No. 3, a subdivision recorded in Cabinet A, Slide 442, PRECT;

THENCE S 04°05'33" E, 204.74 feet (Deed - SOUTH, 210.00 feet) along an upper east line of this tract and same for the said 100.67 acre tract and along the said west line of Lazy Springs Acres, No. 3 to a $\frac{1}{2}$ " steel rod set for an interior northerly corner of this tract and same for the said 100.67 acre tract and being the southwest corner of said subdivision;

THENCE along a north line of this tract and same for the said 100.67 acre tract and along the south line of said Lazy Springs Acres, No. 3, as follows: N 88°49'44" E, 433.42 feet to a $\frac{1}{2}$ " steel rod set for corner and N 89°39'29" E, 817.40 feet (Deed - EAST, 1239.44 feet) to a $\frac{1}{2}$ " steel rod set for a northeast corner of this tract and same for the said 100.67 acre tract and being the southeast corner of said Lazy Springs Acres, No. 3, and also lies in the west line of a called 128.22 acre tract of land described in Volume 345, Page 589, DRECT;

THENCE S 00°08'10" E, 674.89 feet (Deed - SOUTH, 688.89 feet) along an east line of this tract and same for the said 100.67 acre tract and along the west line of the said 128.22 acre tract to a $\frac{1}{2}$ " steel rod set for an interior corner of this tract and same for the said 100.67 acre tract and being the southwest corner of the called 128.22 acre tract;

THENCE N 89°33'46" E, 261.41 feet (Deed - EAST) along the lower north line of this tract and same for the said 100.67 acre tract and along the south line of the said 128.22 acre tract to a $\frac{1}{2}$ " steel rod set for lower northeast corner of this tract;

THENCE S 00°12'20" E, 1306.52 feet (15.0513 acre deed - S 00°12'00" E) through the original 100.67 acre tract to a $\frac{1}{2}$ " steel rod set in the north line of F.M. 664 for the southeast corner of this tract;

THENCE N 89°59'00" W, 1679.63 feet (Deed - WEST, Record bearing basis from Texas Highway Department bearing of right-of-way of F.M. 664) along the south line of this tract and the existing south line of the said 100.67 acre tract and along the north line of F.M. 664 to the POINT OF BEGINNING and containing approximately 72.032 acres of land.

SURVEYORS DECLARATION

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

PREMISES SURVEYED AND TO: Republic Title of Texas, Inc.

I hereby certify that in March, 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, Community # 48139C0085 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 for this transaction only and in conjunction with Republic Title Co. Commitment for Title Insurance, G.F. No. 05R28058 CR5, dated March 13, 2006. Any other use or copying of this plat is prohibited. 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: All affect and are shown on plat
6. Unless otherwise labeled, all property corners indicated as "Set " are $\frac{1}{2}$ " diameter steel rods with yellow plastic caps marked (RPLS 4466)
7. 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