

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	N 14° 42' 00" E	131.00	101	N 88° 59' 15" E	1582.97
2	N 14° 42' 00" E	131.00	102	N 88° 59' 15" E	1582.97
3	N 14° 42' 00" E	131.00	103	N 88° 59' 15" E	1582.97
4	N 14° 42' 00" E	131.00	104	N 88° 59' 15" E	1582.97
5	N 14° 42' 00" E	131.00	105	N 88° 59' 15" E	1582.97
6	N 14° 42' 00" E	131.00	106	N 88° 59' 15" E	1582.97
7	N 14° 42' 00" E	131.00	107	N 88° 59' 15" E	1582.97
8	N 14° 42' 00" E	131.00	108	N 88° 59' 15" E	1582.97
9	N 14° 42' 00" E	131.00	109	N 88° 59' 15" E	1582.97
10	N 14° 42' 00" E	131.00	110	N 88° 59' 15" E	1582.97
11	N 14° 42' 00" E	131.00	111	N 88° 59' 15" E	1582.97
12	N 14° 42' 00" E	131.00	112	N 88° 59' 15" E	1582.97
13	N 14° 42' 00" E	131.00	113	N 88° 59' 15" E	1582.97
14	N 14° 42' 00" E	131.00	114	N 88° 59' 15" E	1582.97
15	N 14° 42' 00" E	131.00	115	N 88° 59' 15" E	1582.97
16	N 14° 42' 00" E	131.00	116	N 88° 59' 15" E	1582.97
17	N 14° 42' 00" E	131.00	117	N 88° 59' 15" E	1582.97
18	N 14° 42' 00" E	131.00	118	N 88° 59' 15" E	1582.97
19	N 14° 42' 00" E	131.00	119	N 88° 59' 15" E	1582.97
20	N 14° 42' 00" E	131.00	120	N 88° 59' 15" E	1582.97
21	N 14° 42' 00" E	131.00	121	N 88° 59' 15" E	1582.97
22	N 14° 42' 00" E	131.00	122	N 88° 59' 15" E	1582.97
23	N 14° 42' 00" E	131.00	123	N 88° 59' 15" E	1582.97
24	N 14° 42' 00" E	131.00	124	N 88° 59' 15" E	1582.97
25	N 14° 42' 00" E	131.00	125	N 88° 59' 15" E	1582.97
26	N 14° 42' 00" E	131.00	126	N 88° 59' 15" E	1582.97
27	N 14° 42' 00" E	131.00	127	N 88° 59' 15" E	1582.97
28	N 14° 42' 00" E	131.00	128	N 88° 59' 15" E	1582.97
29	N 14° 42' 00" E	131.00	129	N 88° 59' 15" E	1582.97
30	N 14° 42' 00" E	131.00	130	N 88° 59' 15" E	1582.97
31	N 14° 42' 00" E	131.00	131	N 88° 59' 15" E	1582.97
32	N 14° 42' 00" E	131.00	132	N 88° 59' 15" E	1582.97
33	N 14° 42' 00" E	131.00	133	N 88° 59' 15" E	1582.97
34	N 14° 42' 00" E	131.00	134	N 88° 59' 15" E	1582.97
35	N 14° 42' 00" E	131.00	135	N 88° 59' 15" E	1582.97
36	N 14° 42' 00" E	131.00	136	N 88° 59' 15" E	1582.97
37	N 14° 42' 00" E	131.00	137	N 88° 59' 15" E	1582.97
38	N 14° 42' 00" E	131.00	138	N 88° 59' 15" E	1582.97
39	N 14° 42' 00" E	131.00	139	N 88° 59' 15" E	1582.97
40	N 14° 42' 00" E	131.00	140	N 88° 59' 15" E	1582.97
41	N 14° 42' 00" E	131.00	141	N 88° 59' 15" E	1582.97
42	N 14° 42' 00" E	131.00	142	N 88° 59' 15" E	1582.97
43	N 14° 42' 00" E	131.00	143	N 88° 59' 15" E	1582.97
44	N 14° 42' 00" E	131.00	144	N 88° 59' 15" E	1582.97
45	N 14° 42' 00" E	131.00	145	N 88° 59' 15" E	1582.97
46	N 14° 42' 00" E	131.00	146	N 88° 59' 15" E	1582.97
47	N 14° 42' 00" E	131.00	147	N 88° 59' 15" E	1582.97
48	N 14° 42' 00" E	131.00	148	N 88° 59' 15" E	1582.97
49	N 14° 42' 00" E	131.00	149	N 88° 59' 15" E	1582.97
50	N 14° 42' 00" E	131.00	150	N 88° 59' 15" E	1582.97
51	N 14° 42' 00" E	131.00	151	N 88° 59' 15" E	1582.97
52	N 14° 42' 00" E	131.00	152	N 88° 59' 15" E	1582.97
53	N 14° 42' 00" E	131.00	153	N 88° 59' 15" E	1582.97
54	N 14° 42' 00" E	131.00	154	N 88° 59' 15" E	1582.97
55	N 14° 42' 00" E	131.00	155	N 88° 59' 15" E	1582.97
56	N 14° 42' 00" E	131.00	156	N 88° 59' 15" E	1582.97
57	N 14° 42' 00" E	131.00	157	N 88° 59' 15" E	1582.97
58	N 14° 42' 00" E	131.00	158	N 88° 59' 15" E	1582.97
59	N 14° 42' 00" E	131.00	159	N 88° 59' 15" E	1582.97
60	N 14° 42' 00" E	131.00	160	N 88° 59' 15" E	1582.97
61	N 14° 42' 00" E	131.00	161	N 88° 59' 15" E	1582.97
62	N 14° 42' 00" E	131.00	162	N 88° 59' 15" E	1582.97
63	N 14° 42' 00" E	131.00	163	N 88° 59' 15" E	1582.97
64	N 14° 42' 00" E	131.00	164	N 88° 59' 15" E	1582.97
65	N 14° 42' 00" E	131.00	165	N 88° 59' 15" E	1582.97
66	N 14° 42' 00" E	131.00	166	N 88° 59' 15" E	1582.97
67	N 14° 42' 00" E	131.00	167	N 88° 59' 15" E	1582.97
68	N 14° 42' 00" E	131.00	168	N 88° 59' 15" E	1582.97
69	N 14° 42' 00" E	131.00	169	N 88° 59' 15" E	1582.97
70	N 14° 42' 00" E	131.00	170	N 88° 59' 15" E	1582.97
71	N 14° 42' 00" E	131.00	171	N 88° 59' 15" E	1582.97
72	N 14° 42' 00" E	131.00	172	N 88° 59' 15" E	1582.97
73	N 14° 42' 00" E	131.00	173	N 88° 59' 15" E	1582.97
74	N 14° 42' 00" E	131.00	174	N 88° 59' 15" E	1582.97
75	N 14° 42' 00" E	131.00	175	N 88° 59' 15" E	1582.97
76	N 14° 42' 00" E	131.00	176	N 88° 59' 15" E	1582.97
77	N 14° 42' 00" E	131.00	177	N 88° 59' 15" E	1582.97
78	N 14° 42' 00" E	131.00	178	N 88° 59' 15" E	1582.97
79	N 14° 42' 00" E	131.00	179	N 88° 59' 15" E	1582.97
80	N 14° 42' 00" E	131.00	180	N 88° 59' 15" E	1582.97
81	N 14° 42' 00" E	131.00	181	N 88° 59' 15" E	1582.97
82	N 14° 42' 00" E	131.00	182	N 88° 59' 15" E	1582.97
83	N 14° 42' 00" E	131.00	183	N 88° 59' 15" E	1582.97
84	N 14° 42' 00" E	131.00	184	N 88° 59' 15" E	1582.97
85	N 14° 42' 00" E	131.00	185	N 88° 59' 15" E	1582.97
86	N 14° 42' 00" E	131.00	186	N 88° 59' 15" E	1582.97
87	N 14° 42' 00" E	131.00	187	N 88° 59' 15" E	1582.97
88	N 14° 42' 00" E	131.00	188	N 88° 59' 15" E	1582.97
89	N 14° 42' 00" E	131.00	189	N 88° 59' 15" E	1582.97
90	N 14° 42' 00" E	131.00	190	N 88° 59' 15" E	1582.97
91	N 14° 42' 00" E	131.00	191	N 88° 59' 15" E	1582.97
92	N 14° 42' 00" E	131.00	192	N 88° 59' 15" E	1582.97
93	N 14° 42' 00" E	131.00	193	N 88° 59' 15" E	1582.97
94	N 14° 42' 00" E	131.00	194	N 88° 59' 15" E	1582.97
95	N 14° 42' 00" E	131.00	195	N 88° 59' 15" E	1582.97
96	N 14° 42' 00" E	131.00	196	N 88° 59' 15" E	1582.97
97	N 14° 42' 00" E	131.00	197	N 88° 59' 15" E	1582.97
98	N 14° 42' 00" E	131.00	198	N 88° 59' 15" E	1582.97
99	N 14° 42' 00" E	131.00	199	N 88° 59' 15" E	1582.97
100	N 14° 42' 00" E	131.00	200	N 88° 59' 15" E	1582.97

- LEGEND:
- ABANDONED POWER POLE
 - POWER POLE
 - ELECTRIC METER
 - WATER METER
 - WIRE FENCE LINE (UNLESS OTHERWISE NOTED)
 - OVERHEAD UTILITY LINES
 - ABSTRACT LINE (APPROXIMATE)
 - FLOODPLAIN LINE (APPROXIMATE)
 - FLOODPLAIN LINE (APPROXIMATE)

- CRS 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXRCS" SET
IRF IRON ROD FOUND
IPF IRON PIPE FOUND
RR RAILROAD
FND FOUND
ORRECT OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
(XXX) INDICATE RECORD OR DEED CALLS
RDV RIGHT-OF-WAY

LAND TITLE SURVEY 2,134.349 ACRES

SITUATED IN THE
T. CHAMBERS SURVEY, ABSTRACT NO. 1,
THE A. DE LA GARZA SURVEY, ABSTRACT NO. 2,
THE S. RUMFIELD SURVEY, ABSTRACT NO. 888,
THE E. ORCUTT SURVEY, ABSTRACT NO. 1295
AND THE
E. ATWOOD SURVEY, ABSTRACT NO. 1379
ELLIS COUNTY, TEXAS

PROJECT NO. 1585

TEXAS REALITY CAPTURE
& SURVEYING, LLC

P.O. BOX 252
WAXAHACHIE, TEXAS 75168
469.518.0338
TBPLS FIRM NO 10194359


TEXAS REALITY CAPTURE & SURVEYING LLC

PROPERTY DESCRIPTION:

BEING A TRACT OF LAND SITUATED IN THE T. CHAMBERS SURVEY, ABSTRACT NO. 1, THE A. DE LA GARZA SURVEY, ABSTRACT NO. 2, THE S. RUMFIELD SURVEY, ABSTRACT NO. 888, THE E. ORCUTT SURVEY, ABSTRACT NO. 1295 AND THE E. ATWOOD SURVEY, ABSTRACT NO. 1379, ELLIS COUNTY, TEXAS AND BEING A PORTION OF THOSE TRACTS OF LAND DESCRIBED IN DEED TO TRINITY OAKS RANCH, L.P., RECORDED IN VOLUME 1795, PAGE 1382, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND (IRF) FOR THE NORTHWEST CORNER OF SAID TRINITY OAKS RANCH TRACT AND THE COMMON NORTHEAST CORNER OF THE REMAINING PORTION OF THAT 59.5 ACRE TRACT OF LAND DESCRIBED AS THE THIRD TRACT IN DEED TO H.R. BURDEN, RECORDED IN VOLUME 421, PAGE 197, OPRECT AND THE COMMON SOUTHWEST CORNER OF THE REMAINING PORTION OF THAT 324 ACRE TRACT OF LAND DESCRIBED AS FIRST TRACT IN DEED TO JAMES E. KEMP AND H.R. BURDEN, RECORDED IN VOLUME 398, PAGE 110, OPRECT, AND IN THE SOUTHERLY RIGHT-OF-WAY (ROW) LINE OF CUT OFF ROAD (A VARIABLE WIDTH PRESCRIPTIVE AND DEDICATED ROW);

THENCE ALONG THE NORTH LINES OF SAID TRINITY OAKS RANCH TRACT AND THE COMMON SOUTHERLY LINE OF SAID CUT OFF ROAD, AND OVER AND ACROSS SAID KEMP TRACT, AS FOLLOWS:
N 40°22'02" E, A DISTANCE OF 481.37 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

N 44°32'02" E, A DISTANCE OF 131.00 FEET TO A 1/2" IRF FOR AN ANGLE POINT IN THE NORTH LINE OF SAID TRINITY OAKS RANCH TRACT, AND IN THE SOUTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO DOYLE ANDERSON AND PATSY ANDERSON, RECORDED IN VOLUME 2033, PAGE 1119, OPRECT;

THENCE N 58°30'37" E, ALONG A NORTH LINE OF SAID TRINITY OAKS RANCH TRACT AND THE COMMON SOUTH LINE OF SAID ANDERSON TRACT, AND ALONG THE APPROXIMATE CENTERLINE OF SAID CUT OFF ROAD, A DISTANCE OF 4367.49 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET AT THE BASE OF AN 8" STEEL FENCE POST FOUND FOR AN ELL CORNER OF SAID TRINITY OAKS RANCH TRACT AND THE COMMON SOUTHEAST CORNER OF SAID ANDERSON TRACT AND THE COMMON SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO THE BULOT COMPANY, LLC, RECORDED IN VOLUME 2409, PAGE 610, OPRECT AND THE COMMON NORTHWEST OF THAT TRACT OF LAND DESCRIBED IN DEED TO TRINITY MATERIALS, INC., RECORDED IN VOLUME 2444, PAGE 173, OPRECT, AND BEING THE APPROXIMATE TOP OF A LEVEE;

THENCE ALONG THE EAST LINES OF SAID TRINITY OAKS RANCH TRACT AND THE COMMON WEST LINES OF SAID TRINITY MATERIALS TRACT, AND ALONG THE APPROXIMATE TOP OF SAID LEVEE, AS FOLLOWS:

S 32°33'56" E, A DISTANCE OF 342.29 FEET TO A 1/2" IRF FOR CORNER;

S 64°09'54" E, A DISTANCE OF 443.26 FEET TO A 1/2" IRF FOR CORNER;

S 57°10'18" E, A DISTANCE OF 272.09 FEET TO A 1/2" IRF FOR CORNER;

S 60°41'30" E, A DISTANCE OF 310.74 FEET TO A 1/2" IRF FOR CORNER;

S 65°14'08" E, A DISTANCE OF 698.88 FEET TO A 1/2" IRF FOR CORNER;

S 34°33'24" E, A DISTANCE OF 128.11 FEET TO A 1/2" IRF FOR CORNER;

S 19°35'47" E, A DISTANCE OF 388.74 FEET TO A 1/2" IRF FOR CORNER;

S 45°09'24" E, A DISTANCE OF 150.00 FEET TO A POINT FOR CORNER;

THENCE N 58°27'38" E, ALONG AN EAST LINE OF SAID TRINITY OAKS RANCH TRACT AND A COMMON WEST LINE OF SAID TRINITY MATERIALS TRACT, A DISTANCE OF 100.00 FEET TO A POINT FOR CORNER IN THE APPROXIMATE CENTERLINE OF A CREEK;

THENCE ALONG THE EAST LINES OF SAID TRINITY OAKS RANCH TRACT AND THE COMMON WEST LINES OF SAID TRINITY MATERIALS TRACT, AND ALONG THE APPROXIMATE CENTERLINE OF SAID CREEK, AS FOLLOWS:

S 57°47'24" E, A DISTANCE OF 157.20 FEET TO A POINT FOR CORNER;

S 80°50'24" E, A DISTANCE OF 186.00 FEET TO A POINT FOR CORNER;

N 78°04'36" E, A DISTANCE OF 449.90 FEET TO A POINT FOR CORNER;

S 65°23'24" E, A DISTANCE OF 296.90 FEET TO A POINT FOR CORNER;

S 41°46'16" E, A DISTANCE OF 281.86 FEET TO A POINT FOR CORNER AT IN INTERIOR ELL CORNER OF SAID TRINITY OAKS RANCH TRACT AND THE COMMON SOUTHWEST CORNER OF SAID TRINITY MATERIALS TRACT;

THENCE ALONG THE NORTH LINES OF SAID TRINITY OAKS RANCH TRACT AND THE COMMON SOUTH LINES OF SAID TRINITY MATERIALS TRACT, AS FOLLOWS:

N 59°17'36" E, A DISTANCE OF 3518.60 FEET TO AN 8" STEEL FENCE POST FOUND FOR AN INTERIOR ELL CORNER OF SAID TRINITY OAKS RANCH TRACT AND A COMMON ELL CORNER OF SAID TRINITY MATERIALS TRACT;

N 30°54'05" W, A DISTANCE OF 1061.32 FEET TO AN ANGLE IRON FOUND FOR CORNER;

N 27°29'48" W, A DISTANCE OF 29.97 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET AT THE BASE OF A WOOD FENCE POST FOUND FOR AN ELL CORNER OF SAID TRINITY OAKS RANCH TRACT AND A COMMON INTERIOR ELL CORNER OF SAID TRINITY MATERIALS TRACT;

N 58°59'15" E, A DISTANCE OF 1582.97 FEET TO A RAILROAD TIE FENCE CORNER FOUND FOR CORNER;

N 56°40'56" E, A DISTANCE OF 691.83 FEET TO A 3/4" IRON PIPE FOUND FOR AN ELL CORNER OF SAID TRINITY OAKS RANCH AND THE COMMON NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO WILLIAM ROYCE DILLARD, RECORDED IN VOLUME 2126, PAGE 487, OPRECT;

THENCE S 04°16'14" E, ALONG A NORTH LINE OF SAID TRINITY OAKS RANCH TRACT AND THE COMMON WEST LINE OF SAID DILLARD TRACT, A DISTANCE OF 478.18 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR AN INTERIOR ELL CORNER OF SAID TRINITY OAKS RANCH AND THE COMMON SOUTHWEST CORNER OF SAID DILLARD TRACT;

THENCE N 58°04'46" E, ALONG A NORTH LINE OF SAID TRINITY OAKS RANCH TRACT AND THE COMMON SOUTH LINE OF SAID DILLARD TRACT, A DISTANCE OF 2086.04 FEET TO A CONCRETE MONUMENT FOUND STAMPED "HRB" FOR THE NORTHEAST CORNER OF SAID TRINITY OAKS RANCH TRACT AND THE COMMON SOUTHEAST CORNER OF SAID DILLARD TRACT, AND IN THE APPROXIMATE WEST BANK OF THE TRINITY RIVER;

THENCE ALONG THE EAST LINE OF SAID TRINITY OAKS RANCH TRACT AND THE COMMON APPROXIMATE WEST BANK OF THE TRINITY RIVER, AS FOLLOWS:

S 20°17'00" E, A DISTANCE OF 346.32 FEET TO A POINT FOR CORNER;

S 31°32'54" E, A DISTANCE OF 252.29 FEET TO A POINT FOR CORNER;

S 44°25'59" E, A DISTANCE OF 285.69 FEET TO A POINT FOR CORNER;

S 58°23'34" E, A DISTANCE OF 396.87 FEET TO A POINT FOR CORNER;

S 25°57'33" E, A DISTANCE OF 253.58 FEET TO A POINT FOR CORNER;

S 09°49'43" E, A DISTANCE OF 720.58 FEET TO A POINT FOR CORNER;

S 26°53'12" W, A DISTANCE OF 238.82 FEET TO A POINT FOR CORNER;

N 53°43'49" W, A DISTANCE OF 955.05 FEET TO A POINT FOR CORNER;

N 82°30'16" W, A DISTANCE OF 268.29 FEET TO A POINT FOR CORNER;

S 19°13'29" W, A DISTANCE OF 665.09 FEET TO A POINT FOR CORNER;

S 51°35'58" E, A DISTANCE OF 179.66 FEET TO A POINT FOR CORNER;

S 65°27'55" E, A DISTANCE OF 639.33 FEET TO A POINT FOR CORNER;

S 78°00'30" E, A DISTANCE OF 319.68 FEET TO A POINT FOR CORNER;

S 27°48'12" E, A DISTANCE OF 265.55 FEET TO A POINT FOR CORNER;

S 32°58'41" W, A DISTANCE OF 366.22 FEET TO A POINT FOR CORNER;

S 57°02'44" W, A DISTANCE OF 725.05 FEET TO A POINT FOR CORNER;

S 21°16'09" W, A DISTANCE OF 712.96 FEET TO A POINT FOR CORNER;

S 24°10'59" E, A DISTANCE OF 422.80 FEET TO A POINT FOR CORNER;

S 26°53'18" E, A DISTANCE OF 929.58 FEET TO A POINT FOR CORNER;

S 26°33'41" W, A DISTANCE OF 457.22 FEET TO A POINT FOR CORNER;

S 87°14'13" W, A DISTANCE OF 463.89 FEET TO A POINT FOR CORNER;

N 64°09'22" W, A DISTANCE OF 668.92 FEET TO A POINT FOR CORNER;

S 74°48'16" W, A DISTANCE OF 894.66 FEET TO A POINT FOR CORNER;

S 52°21'08" W, A DISTANCE OF 354.45 FEET TO A POINT FOR CORNER;

S 04°06'08" W, A DISTANCE OF 364.13 FEET TO A POINT FOR CORNER;

S 16°13'50" E, A DISTANCE OF 457.53 FEET TO A POINT FOR CORNER;

S 37°25'21" W, A DISTANCE OF 244.53 FEET TO A POINT FOR CORNER;

N 83°37'08" W, A DISTANCE OF 354.13 FEET TO A POINT FOR CORNER;

N 45°01'09" W, A DISTANCE OF 429.98 FEET TO A POINT FOR CORNER;

S 86°30'19" W, A DISTANCE OF 318.29 FEET TO A POINT FOR CORNER;

S 01°22'22" W, A DISTANCE OF 455.33 FEET TO A POINT FOR CORNER;

S 56°32'58" E, A DISTANCE OF 313.67 FEET TO A POINT FOR CORNER;

S 14°15'54" E, A DISTANCE OF 961.44 FEET TO A POINT FOR CORNER;

S 69°20'32" E, A DISTANCE OF 941.75 FEET TO A POINT FOR CORNER;

S 25°02'25" E, A DISTANCE OF 310.22 FEET TO A POINT FOR CORNER;

S 31°56'50" W, A DISTANCE OF 424.78 FEET TO A POINT FOR CORNER;

S 80°29'16" W, A DISTANCE OF 361.62 FEET TO A POINT FOR CORNER;

N 70°47'45" W, A DISTANCE OF 303.80 FEET TO A POINT FOR CORNER;

N 32°46'39" W, A DISTANCE OF 681.64 FEET TO A POINT FOR CORNER;

N 84°48'24" W, A DISTANCE OF 179.96 FEET TO A POINT FOR CORNER;

S 04°58'58" W, A DISTANCE OF 311.65 FEET TO A POINT FOR CORNER;

S 29°55'15" E, A DISTANCE OF 797.56 FEET TO A POINT FOR CORNER;

S 14°21'14" W, A DISTANCE OF 507.03 FEET TO A POINT FOR CORNER;

S 70°57'52" W, A DISTANCE OF 308.75 FEET TO A POINT FOR CORNER;

N 56°29'26" W, A DISTANCE OF 394.62 FEET TO A POINT FOR CORNER;

N 45°12'01" W, A DISTANCE OF 761.73 FEET TO A POINT FOR CORNER;

N 31°11'56" E, A DISTANCE OF 210.67 FEET TO A POINT FOR CORNER;

N 40°06'49" E, A DISTANCE OF 412.02 FEET TO A POINT FOR CORNER;

N 38°32'56" W, A DISTANCE OF 523.09 FEET TO A POINT FOR CORNER;

S 81°15'54" W, A DISTANCE OF 486.73 FEET TO A POINT FOR CORNER;

S 00°50'06" W, A DISTANCE OF 475.78 FEET TO A POINT FOR CORNER;

S 15°35'50" W, A DISTANCE OF 196.19 FEET TO A POINT FOR CORNER;

S 35°53'03" W, A DISTANCE OF 313.72 FEET TO A POINT FOR CORNER;

S 16°21'55" W, A DISTANCE OF 463.16 FEET TO A POINT FOR CORNER;

S 18°08'51" E, A DISTANCE OF 282.73 FEET TO A POINT FOR CORNER;

S 79°58'47" E, A DISTANCE OF 614.47 FEET TO A POINT FOR CORNER;

S 60°40'38" E, A DISTANCE OF 357.91 FEET TO A POINT FOR CORNER;

S 27°28'22" E, A DISTANCE OF 478.16 FEET TO A POINT FOR CORNER;

S 19°53'58" W, A DISTANCE OF 360.25 FEET TO A POINT FOR CORNER;

S 56°40'37" W, A DISTANCE OF 309.29 FEET TO A POINT FOR CORNER;

S 83°32'11" W, A DISTANCE OF 389.28 FEET TO A POINT FOR CORNER;

S 64°00'08" W, A DISTANCE OF 376.13 FEET TO A POINT FOR CORNER;

S 37°59'29" W, A DISTANCE OF 378.14 FEET TO A POINT FOR CORNER;

S 07°44'44" W, A DISTANCE OF 387.07 FEET TO A POINT FOR CORNER;

S 55°47'27" E, A DISTANCE OF 535.98 FEET TO A POINT FOR CORNER;

S 63°26'49" E, A DISTANCE OF 237.75 FEET TO A POINT FOR CORNER;

S 16°57'19" E, A DISTANCE OF 291.30 FEET TO A POINT FOR CORNER;

S 46°08'24" W, A DISTANCE OF 252.61 FEET TO A POINT FOR CORNER;

S 56°28'25" W, A DISTANCE OF 227.61 FEET TO A POINT FOR CORNER;

S 13°20'44" W, A DISTANCE OF 252.05 FEET TO A POINT FOR CORNER;

S 25°47'40" E, A DISTANCE OF 253.92 FEET TO A POINT FOR CORNER;

S 49°44'49" E, A DISTANCE OF 1112.50 FEET TO A POINT FOR CORNER;

S 67°51'09" E, A DISTANCE OF 173.50 FEET TO A POINT FOR CORNER;

N 63°34'31" E, A DISTANCE OF 370.08 FEET TO A POINT FOR CORNER;

S 70°07'18" E, A DISTANCE OF 202.34 FEET TO A POINT FOR CORNER;

S 02°41'31" W, A DISTANCE OF 399.81 FEET TO A POINT FOR CORNER;

S 39°46'55" W, A DISTANCE OF 349.04 FEET TO A POINT FOR CORNER;

S 00°02'33" E, A DISTANCE OF 733.21 FEET TO A POINT FOR CORNER TO THE APPROXIMATE CENTER OF A CREEK;

THENCE CONTINUING ALONG THE EAST LINES OF SAID TRINITY OAKS RANCH TRACT AND ALONG THE APPROXIMATE CENTERLINE OF SAID CREEK, AS FOLLOWS:

S 56°50'09" W, A DISTANCE OF 59.11 FEET TO A POINT FOR CORNER;

S 88°50'09" W, A DISTANCE OF 145.00 FEET TO A POINT FOR CORNER;

N 66°09'51" W, A DISTANCE OF 280.00 FEET TO A POINT FOR CORNER;

N 36°09'51" W, A DISTANCE OF 535.00 FEET TO A POINT FOR CORNER;

N 54°09'51" W, A DISTANCE OF 170.00 FEET TO A POINT FOR CORNER;

N 79°09'51" W, A DISTANCE OF 525.00 FEET TO A POINT FOR CORNER;

S 66°50'09" W, A DISTANCE OF 180.00 FEET TO A POINT FOR CORNER;

S 11°50'09" W, A DISTANCE OF 295.00 FEET TO A POINT FOR CORNER IN AN EAST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO RODNEY LEE BRAY, RECORDED IN VOLUME 665, PAGE 422, OPRECT;

THENCE ALONG THE COMMON LINES BETWEEN SAID TRINITY OAKS RANCH TRACT AND SAID BRAY TRACT, AS FOLLOWS:

N 45°09'51" W, A DISTANCE OF 120.00 FEET TO A POINT FOR CORNER;

N 24°09'51" W, A DISTANCE OF 296.00 FEET TO A POINT FOR CORNER;

S 38°30'09" W, A DISTANCE OF 766.90 FEET TO A 1/2" IRON PIPE FOUND SOUTHWEST CORNER OF SAID TRINITY OAKS RANCH TRACT AND A COMMON INTERIOR ELL CORNER OF SAID BRAY TRACT;

N 19°15'36" W, A DISTANCE OF 2133.86 FEET TO A 3/8" IRF FOR AN ANGLE POINT IN THE WEST LINE OF SAID TRINITY OAKS RANCH TRACT AND THE COMMON NORTHEAST CORNER OF SAID BRAY TRACT AND THE COMMON SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO FRANK J. BLAZEK, RECORDED IN VOLUME 490, PAGE 20, OPRECT;

THENCE N 19°47'58" W, ALONG A WEST LINE OF SAID TRINITY OAKS RANCH TRACT AND THE COMMON EAST LINE OF SAID BLAZEK TRACT AND THE COMMON EAST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO ELLA TARABA, RECORDED IN INSTRUMENT NO. 1833625, OPRECT AS FURTHER DESCRIBED IN DEED TO JOHN A. SKRIVANEK, RECORDED IN VOLUME 386, PAGE 15, OPRECT, AND THE COMMON EAST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO MARILYN DAWN TIMS WOODS, RECORDED IN VOLUME 782, PAGE 422, OPRECT, A DISTANCE OF 3482.03 FEET TO A 1/2" IRF FOR THE NORTHEAST CORNER OF SAID WOODS TRACT AND THE COMMON SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO SCOTT C. QUINN AND GLENDA K. QUINN, RECORDED IN VOLUME 2272, PAGE 2326, OPRECT;

THENCE N 20°06'48" W, ALONG A WEST LINE OF SAID TRINITY OAKS RANCH TRACT AND THE COMMON EAST LINE OF SAID QUINN TRACT, A DISTANCE OF 1223.33 FEET TO A 2-1/2" STEEL FENCE POST FOUND FOR AN INTERIOR ELL CORNER OF SAID TRINITY OAKS RANCH TRACT AND THE COMMON NORTHEAST CORNER OF SAID QUINN TRACT;

THENCE S 39°24'23" W, ALONG A WEST LINE OF SAID TRINITY OAKS RANCH TRACT AND THE COMMON NORTH LINE OF SAID QUINN TRACT, A DISTANCE OF 1590.48 FEET TO A 2-1/2" STEEL FENCE POST FOUND FOR AN ELL CORNER OF SAID TRINITY OAKS RANCH TRACT AND THE COMMON SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO GEORGE P. ROACH AND HILDA V. ROACH, RECORDED IN INSTRUMENT NO. 1610273, OPRECT;

THENCE N 68°13'38" W, ALONG THE EAST LINE OF SAID ROACH TRACT, A DISTANCE OF 2563.71 FEET TO A 2-1/2" STEEL FENCE POST FOUND FOR AN INTERIOR ELL CORNER OF SAID TRINITY OAKS RANCH TRACT AND THE COMMON NORTHEAST CORNER OF SAID ROACH TRACT AND THE COMMON SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO ERNESTO RIOJAS AND CLAUDIA RIOJAS, RECORDED IN INSTRUMENT NO. 1804804, OPRECT, FROM WHICH A 3/8" IRF FOR THE SOUTHWEST CORNER OF SAID ROACH TRACT BEARS S 48°56'21" W, A DISTANCE OF 1007.52 FEET;

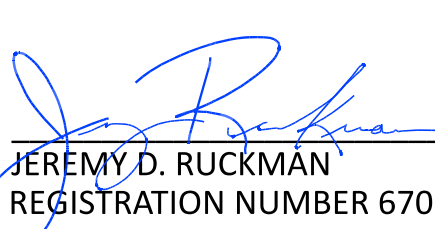

THENCE N 33°08'40" W, ALONG THE EAST LINE OF SAID ROACH TRACT, A DISTANCE OF 3023.56 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE NORTHEAST CORNER OF SAID ROACH TRACT, AND IN A WEST LINE OF SAID TRINITY OAKS RANCH TRACT AND THE COMMON SOUTH LINE OF THAT TRACT OF LAND DESCRIBED AS TRACT 2 IN DEED TO WILLIAM LEE MACH AND WILMA E. MACH, RECORDED IN VOLUME 397, PAGE 578, OPRECT, FROM WHICH A 3/8" IRF FOR THE NORTHWEST CORNER OF SAID ROACH TRACT AND THE COMMON NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO AUBREY N. LAWSON, RECORDED IN VOLUME 2385, PAGE 752, OPRECT BEARS S 58°04'13" W, A DISTANCE OF 1067.73 FEET;

THENCE N 58°04'13" E, ALONG A WEST LINE OF SAID TRINITY OAKS RANCH TRACT AND THE COMMON SOUTH LINE OF SAID MACH TRACT 2, A DISTANCE OF 199.80 FEET TO A 1/2" IRF FOR AN INTERIOR ELL CORNER OF SAID TRINITY RANCH OAKS TRACT AND THE COMMON SOUTHEAST CORNER OF SAID MACH TRACT 2;

THENCE N 30°46'17" W, ALONG A WEST LINE OF SAID TRINITY OAKS RANCH TRACT AND THE COMMON EAST LINE OF SAID MACH TRACT 2, PASSING THE NORTHEAST CORNER OF SAID MACH TRACT 2, AT A DISTANCE OF APPROXIMATELY 938.5 FEET, CONTINUING ALONG THE WEST LINE OF SAID TRINITY OAKS RANCH TRACT AND OVER AND ACROSS SAID BURDEN TRACT, A TOTAL DISTANCE OF 1891.10 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2,134.349 ACRES OF LAND, MORE OR LESS.

I, JEREMY D. RUCKMAN, RPLS, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY DIRECT SUPERVISION, ON THE DATE SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS SURVEY PER THE DESCRIPTION SHOWN HEREON. THE SIZE LOCATION AND TYPE OF BUILDINGS AND VISIBLE IMPROVEMENTS ARE AS SHOWN.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYOR'S STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION IV SURVEY.


JEREMY D. RUCKMAN
REGISTRATION NUMBER 6707
DATED: 06/30/2020


LAND TITLE SURVEY 2,134.349 ACRES

SITUATED IN THE
T. CHAMBERS SURVEY, ABSTRACT NO. 1,
THE A. DE LA GARZA SURVEY, ABSTRACT NO. 2,
THE S. RUMFIELD SURVEY, ABSTRACT NO. 888,
AND THE
E. ATWOOD SURVEY, ABSTRACT NO. 1379
ELLIS COUNTY, TEXAS

PAGE 2 OF 2

PROJECT NO. 1585

TEXAS REALITY CAPTURE
& SURVEYING, LLC

P.O. BOX 252
WAXAHACHIE, TEXAS 75168
469.518.0338
TBPLS FIRM NO 10194359

