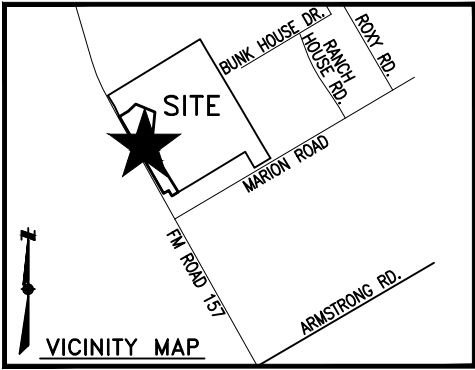




| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 58°30'27" E | 172.80'  |
| L2   | S 60°06'48" W | 121.33'  |
| L3   | N 30°07'43" W | 100.00'  |
| L4   | S 59°21'20" W | 95.72'   |
| L5   | N 25°22'53" W | 2.67'    |

| CURVE | ARC LENGTH | RADIUS    | DELTA ANGLE | CHORD         | BEARING |
|-------|------------|-----------|-------------|---------------|---------|
| C1    | 167.60'    | 430.00'   | 22°19'54"   | N 47°20'30" E | 166.54' |
| C2    | 217.47'    | 5,435.92' | 02°17'32"   | N 29°00'26" W | 217.46' |

| LEGEND     |                                                          |
|------------|----------------------------------------------------------|
| ○          | 1/2" IRON ROD WITH CAP STAMPED "APEX LAND SURVEYING" SET |
| ●          | MONUMENT FOUND                                           |
| P.O.B.     | POINT OF BEGINNING                                       |
| B.L.       | BUILDING LINE                                            |
| U.E.       | UTILITY EASEMENT                                         |
| R.O.W.     | RIGHT-OF-WAY                                             |
| D.R.E.C.T. | DEED RECORDS, ELLIS COUNTY, TEXAS                        |
| P.R.E.C.T. | PLAT RECORDS, ELLIS COUNTY, TEXAS                        |

NOTES:  
1. BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE TEXAS NORTH CENTRAL STATE PLANE NAD83(2011) COORDINATE SYSTEM AS DETERMINED BY GPS OBSERVATION.  
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN.  
3. UTILITY LOCATIONS ARE OF VISIBLE EVIDENCE OBSERVED BY THE SURVEYOR DURING FIELD VISITS. SURVEYOR PROVIDES NO WARRANTY AS TO THE EXTENT OF UNDERGROUND UTILITIES FOR THIS SITE.

FLOOD INFORMATION  
MAP NUMBER: 48139C0300F  
FIRM: 480798 PANEL: 0300 F  
EFFECTIVE DATE: 06/03/2013  
ZONE: "NON-SHADED X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS, THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

APEX Land Surveying  
TBPLS Firm Registration  
No. 101941-30  
214 Wapiti Drive  
Azle, TX. 76020  
(817) 565-6681

5313 50th St. Ste. D-8  
Lubbock, TX. 79414

AREA  
10.18 ACRES  
(443,542 SQ. FT.)

BLUESTEM ELLIS PARTNERS, LLC.  
PORTION OF CALLED 79.00 ACRES  
DOC. NO. 217-171889  
DEED RECORDS, ELLIS COUNTY, TEXAS

BLUESTEM HILLS  
CABINET J, SLIDE 204,  
PLAT RECORDS,  
ELLIS COUNTY, TEXAS

RACHEL STARKS AND  
CHAD STARKS  
CALLED 0.3400 AC.  
DOC. NO. 2247608  
D.R.E.C.T.

LOT 28

LOT 27

## METES AND BOUNDS DESCRIPTION

**BEING** a 10.18 acres (443,542 square feet) tract of land situated in the Leeman Kelsey Survey, Abstract No. 594, City of Venus, Ellis County, Texas; being a portion of that called 79.000 acres (Tract 1), conveyed to Bluestem Ellis Partners, LLC., of record in Document No. 201-1718897, Deed Records, Ellis County, Texas (D.R.E.C.T.) and more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the intersection of the east right-of-way (R.O.W.) line of F. M. Highway 157 (width varies) and the south R.O.W. line of Highgate Drive (60 feet wide) and marking the northwest corner of the herein described tract, from which a 1/2-inch iron rod with cap (illegible) found in the east R.O.W. line of said F.M. Highway 157 bears North 25°22'53" West, 181.50 feet;

**THENCE**, North 58°30'27" East, 172.80 feet with the south R.O.W. line of said Highgate Drive to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the beginning of a curve to the left;

**THENCE**, 167.60 feet continuing with the south R.O.W. line of said Highgate Drive and with the arc of said curve to the left having a radius of 430.00 feet, a central angle of 13°19'29" and a chord that bears North 47°20'30" East, 166.54 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the west corner of Lot 49, Bluestem Hills, a subdivision of record in Cabinet J, Slide 204, Plat Records, Ellis County, Texas, and marking the northeast corner of the herein described tract;

**THENCE**, South 66°41'35" East, 335.65 feet with the southwest line of said Lot 49 to a 1/2-inch iron rod with cap stamped "FORT WORTH SURVEYING" found in the west line of Lot 39, said Bluestem Hills and marking an exterior corner of the herein described tract;

**THENCE**, South 05°08'47" West, 144.08 feet with the west line of said Lot 39 to a 1/2-inch iron rod with cap stamped "FORT WORTH SURVEYING" found marking the northwest of Lot 38, said Bluestem Hills and a corner of the herein described tract;

**THENCE**, South 05°21'54" West, 185.16 feet with the west line of said Lot 38 to a 1/2-inch iron rod with cap stamped "FORT WORTH SURVEYING" found marking the northwest corner of Lot 29, said Bluestem Hills and a corner of the herein described tract;

**THENCE**, South 05°15'48" West, 266.47 feet with the west line of said Lot 29 to a 1/2-inch iron rod with cap stamped "FORT WORTH SURVEYING" found marking an interior corner of the herein described tract;

**THENCE**, South 31°50'46" East, 359.20 feet continuing with the west line of said Lot 29 to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the northwest corner of Lot 28, said Bluestem Hills and a corner of the herein described tract;

**THENCE**, South 31°24'50" East, 288.57 feet with the west line of said Lot 28 to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the west corner of Lot 27, said Bluetem Hills and a corner of the herein described tract;

**THENCE**, South 31°10'51" East, 182.63 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the north line of Block A, Will Star Estates, a subdivision of record in Document No. 1529317, Plat Records, Ellis County, Texas, and marking the southeast corner of the herein described tract;

**THENCE**, South 60°06'48" West, 121.33 feet with the north line of said Block A, Will Star Estates, to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set the southeast corner of that called 0.3400 acre tract conveyed to Rachel and Chad Starks by deed of record in Document No. 2247608, D.R.E.C.T. and marking a southwest corner of the herein described tract;

**THENCE**, North 30°07'43" West, 100.00 feet with the east line of said 0.3400 acre tract to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking an interior corner of the herein described tract;

**THENCE**, South 59°21'20" West, 95.72 feet with the north line of said 0.3400 acre tract to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the east R.O.W. line of the aforementioned F.M. Highway 157 and the beginning of a non-tangent curve to the left and marking a southwest corner of the herein described tract;

**THENCE**, 217.47 feet with the east R.O.W. line of said F.M. Highway 157 and with the arc of said non-tangent curve to the left having a radius of 5,435.92 feet, a central angle of 02°17'32" and a chord that bears North 29°00'26" West, 217.46 feet to a 1/2-inch iron rod with cap (illegible) found marking the end of curve;

**THENCE**, North 30°02'50" West, 1,225.37 feet continuing with the west R.O.W. line of said F.M. Highway 157 to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner of the herein described tract;

**THENCE**, North 25°22'53" West, 2.67 feet continuing with the west R.O.W line of said F.M. Highway 157 to the **POINT OF BEGINNING** and **CONTAINING** 10.18 acres (443,542 square feet) of land.

I, Rodric R. Reese, Registered Professional Land Surveyor No. 5883, do hereby certify that the map shown hereon was prepared under my direct supervision from a survey made on the ground, and that such map is an accurate representation of the subject property.

*Rodric R. Reese* 11/16/2023  
Rodric R. Reese, R.P.L.S. No. 5883 Date



**STANDARD LAND SURVEY**  
BEING A 10.18 ACRES TRACT SITUATED IN  
THE LEEMAN KELSEY SURVEY, A-594  
ELLIS COUNTY, TEXAS

| REV | DATE | BY | DESCRIPTION | PROJECT     | 2022.002-Bluestem Hills |
|-----|------|----|-------------|-------------|-------------------------|
|     |      |    |             | DRAWN BY:   | CR DATE: 11/16/23       |
|     |      |    |             | FIELD CREW: | JG DATE: 11/16/23       |
|     |      |    |             | SCALE:      | 1"=100' PAGE: 1 OF 1    |