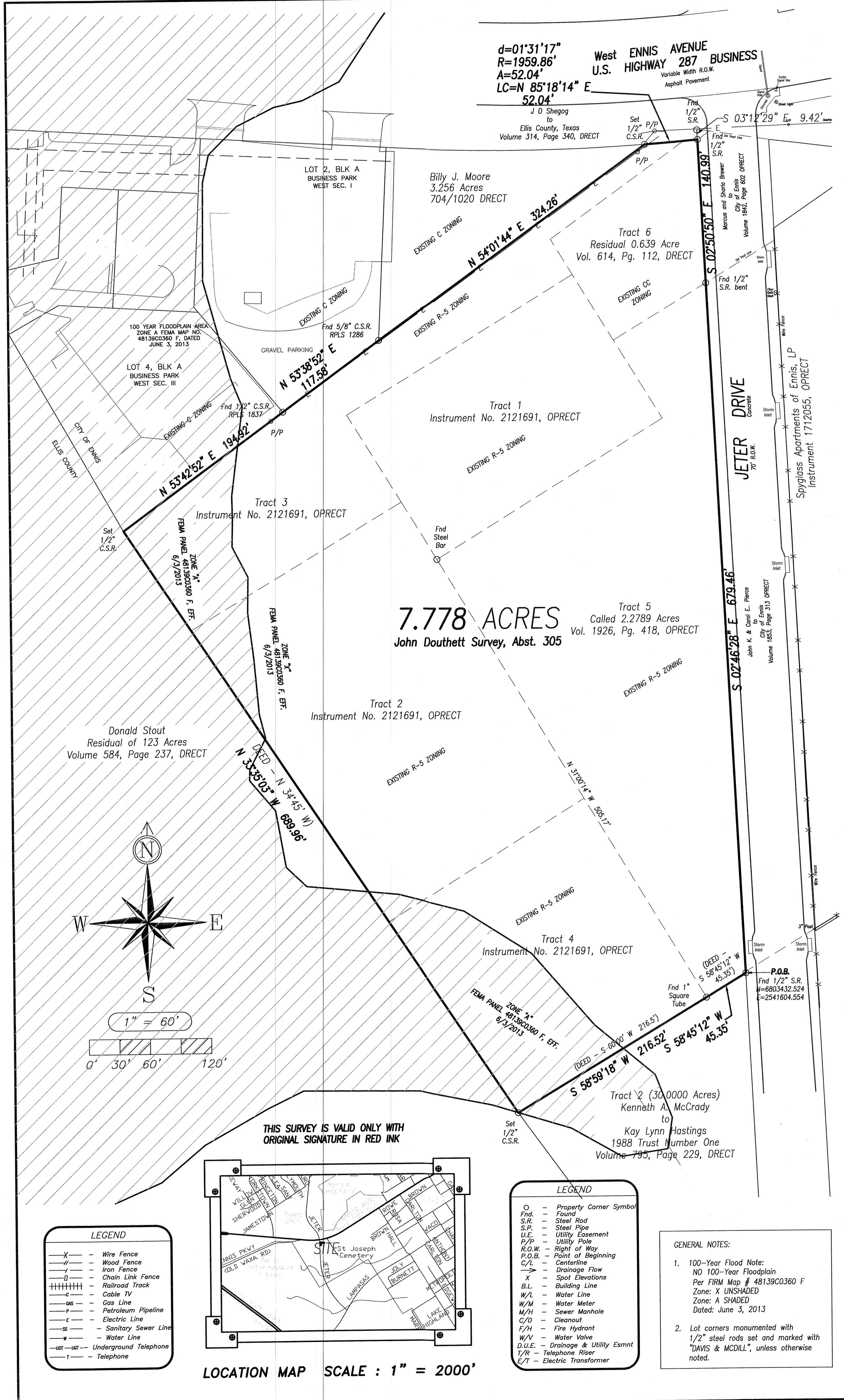


REVISIONS	BY



FIELD NOTES
7.778 ACRES

BEING a part of the John Douthett Survey (also called John Douthett Survey), Abstract Number 305, City of Ennis, Ellis County, Texas, and being a part of the 0.639 acre tract described in deed from Joe F. Kuchar, et ux, Verna Kuchar, to Marcus Brewer, recorded in Volume 614, Page 112, Deed Records, Ellis County, Texas (DRECT), and being the 2.2789 acre tract described in warranty deed from John K. Pierce, et ux, Carol E. Pierce, to Marcus Brewer, et ux, Sharla Jan Brewer, recorded in Volume 1926, Page 418, Official Public Records, Ellis County, Texas (OPRECT), and being TRACT ONE, being 1 acre, and TRACT TWO, being 1.97 acre, and TRACT THREE, being 1/2 acre, and TRACT FOUR, being 1.18 acre, described in deed from Barbara Boyd to Carol B. Saunders, recorded in Instrument Number 2121691, OPRECT, and being more particularly described by its metes and bounds as follows:

BEGINNING at a point on the west right of way line of Jeter Drive (a 70 feet right of way public street), the southwest corner of the 1.092 acre tract described in deed from John K. Pierce, et ux, Carol E. Pierce to City of Ennis, Texas, recorded in Volume 1853, Page 313, OPRECT, at the southeast corner of said Brewer 2.2789 acre tract and the northwest corner of the 2.674 acre tract described in deed from Kay Lynn Hastings 1988 Trust No. One, et al, to the City of Ennis, Texas, recorded in Volume 1838, Page 1428, OPRECT, and on the northerly line of Tract 2 (30.0000 acres) described in deed from Kenneth A. McCrady to Kay Lynn Hastings 1988 Trust Number One, et al, recorded in Volume 795, Page 229, OPRECT, a 1/2 inch steel rod found, having surface coordinate values of North = 6803432.524 feet and East = 2541604.554 feet, based on the Texas Coordinate System, North Central Zone (Zone 4202) North American Datum of 1983 and are obtained from observations of Global Positioning System satellite;

THENCE S 58° 45' 12" W, with the southerly line of said Brewer 2.2789 acre tract and the northerly line of said McCrady Tract 2, for 45.35 feet (DEED - S 58° 39' 19" W, 45.79 feet) to the southwest corner of said Brewer 2.2789 acre tract and the southeast corner of said Saunders 1.18 acre tract, a 1 inch square tube found;

THENCE S 58° 59' 18" W, with the southerly line of said Saunders 1.18 acre tract and continuing with and the northerly line of said McCrady Tract 2, for 216.52 feet (DEED - S 60° 00' W, 216.5 feet) to the southwest corner of said Saunders 1.18 acre tract and the northwest corner of said McCrady Tract 2 and on the easterly line of the tract described in deed from Walter C. Stout to Donald R. Stout, et al, recorded in Volume 584, Page 237, DRECT, and on the common line of said Douthett Survey and of the Richard A. Barton Survey, Abstract 55, Ellis County, Texas, a 1/2 inch steel rod with plastic cap stamped "DAVIS & MCDILL" set;

THENCE N 33° 35' 03" W, with the common line of said Douthett Survey and said Barton Survey and the easterly line of said Stout tract and the westerly line of said Saunders, TRACT FOUR - 1.18 acre, TRACT TWO - 1.97 acre, and TRACT THREE - 1/2 acre, 689.96 feet (DEED - N 34° 45' W) to the northwest corner of said Saunders TRACT THREE - 1/2 acre and the southwest corner of Lot 4, Block A, Business Park West Section 3, an addition to the City of Ennis, according to the plat thereof recorded in Cabinet G, Slide 130, Plat Records, Ellis County, Texas (PRECT), a 1/2 inch steel rod with plastic cap stamped "DAVIS & MCDILL" set;

THENCE N 53° 42' 52" E, with the north line of said Saunders TRACT THREE - 1/2 acre and the south line of said Lot 4, Block A, Business Park West Section 3, for 194.92 feet to the southeast corner of said Lot 4, Block A, Business Park West Section 3 and the southwest corner of Lot 2, Block A, Business Park West Section 1, an addition to the City of Ennis, Ellis County, Texas, according to the plat thereof recorded in Cabinet D, Slide 78, PRECT, a 1/2 inch steel rod with plastic cap stamped "RPLS 1837" found;

THENCE N 53° 38' 52" E, with the north line of said Saunders TRACT THREE - 1/2 acre and the south line of said Lot 2, Block A, Business Park West Section 1, for 117.58 feet to the southeast corner of said Lot 2, Block A, Business Park West Section 1, a 5/8 inch steel rod with plastic cap stamped "RPLS 1286" found;

THENCE N 54° 01' 44" E, with the north line of said Saunders TRACT THREE - 1/2 acre and the south line of the tract described in deed from KC Mens Club of Ennis to Billy J. Moore recorded in Volume 704, Page 1020, DRECT, 324.26 feet to the east corner of said Moore tract, the southeast corner of the tract described in deed from J. D. Shegog to Ellis County, Texas, recorded in Volume 314, Page 340, DRECT, the southwest corner of the tract described in deed from F. N. Drane to Ellis County, Texas recorded in Volume 312, Page 11, DRECT, and on the south right of way line of U. S. Highway 287, Business, also known as West Ennis Avenue, being in a non-tangential curve to the left, have a radius of 1959.86 feet, a 1/2 inch steel rod with plastic cap stamped "DAVIS & MCDILL" set;

THENCE NORTHEASTERLY, with said Highway right of way line and with said curve, having a central angle of 01° 31' 17", and whose long chord bears North 85° 18' 14" East, 52.04 feet to its intersection with the southwest right of way line of Jeter Drive, the northwest corner of the 0.183 acre tract described in deed from Marcus Brewer and Sharla Brewer to City of Ennis, recorded on Volume 1842, Page 602, OPRECT a 1/2 inch steel rod found;

THENCE S 02° 50' 50" E, with said Jeter Drive right of way line and said City of Ennis, 0.183 acre tract, 140.99 feet (DEED - S 02° 50' 07" E, 679.35 feet) to southwest corner of said City of Ennis, 0.183 acre tract and the northwest corner of said City of Ennis 1.092 acre tract, a bent 1/2 inch steel rod found;

THENCE S 02° 46' 28" E, with said Jeter Drive right of way line and said City of Ennis, 1.092 acre tract, 679.46 feet (DEED - S 02° 50' 07" E, 679.35 feet) to the point of beginning and containing approximately 7.778 acres of land.

SURVEYORS CERTIFICATE

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

PREMISES SURVEYED AND TO: The Baker Firm - Fidelity National Title, Inc.
850 E. State HWY 114, Suite 200
Southlake, Tx. 76092

I hereby certify that in April, 2022, 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. The term "certify" or "certificate" as shown and used hereon indicates an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, either expressed or implied; and is exclusively to the parties involved in, and limited to the transaction GF# FT-24411-9001182101022, closing at the title company indicated hereon.
2. 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. Community # 48139C0360 F, Zone "A". Zone X unshaded represents property not located in a 100 Year Flood Zone. Any property in a Zone "A" location is approximate and scaled from the image of the FEMA Map, and acreage shown within the Zone "A" is approximate.
3. 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.
4. Information in parenthesis are from public records (Deed calls).
5. Bearing sources are from GPS observation, Texas North Central Zone 4202, NAD88, as observed from the VRS network provided by Allterra Central based in Southlake, Texas.
6. The surveyor relied on title commitment issued by Fidelity National Title Insurance Company, GF# FT-24411-9001182101022, dated December 20, 2021 at 8:00 AM, and all subsequent commitments for information regarding encumbrances on subject property and did not abstract the property for easements and/or other restrictions. The easements, rights-of-way, or other exceptions noted hereon are according to the Schedule B therein. Based on the easements and/or deeds furnished by the aforesaid title company, the following do not appear to affect the subject property:
7. Any other use or copying of this plat is prohibited.
8. Unless otherwise labeled, all property corners indicated as "Set" are 1/2" diameter steel rods with orange plastic caps marked (DAVIS & MCDILL).
9. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 1 Survey.

Stuart G. Hamilton
Stuart G. Hamilton
Registered Professional Land Surveyor
Number 4480

MAY 10 2022
Date

Davis & McDill, LLC
SURVEYING - LAND PLANNING - FLOODPLAIN MANAGEMENT
P.O. BOX 428, WAXAHACHIE, TEXAS 75168
PHONE: 972-938-1185
A Texas licensed surveying firm # 10194681



Date: 5-9-2022
Scale: 1" = 60'
Drawn: D. Hocutt
Job: 222-0029
Sheet 1
of 1 sheets.



SURVEY
7.778 ACRES
John Douthett Survey,
Abstract. No. 305
City of Ennis,
Ellis County, Texas