

Legal Description

PART of the Mason Phelps Survey, Abstract No. 824, situated in the City of Ferris, in Ellis County, Texas, embracing all of a tract of land described as Tract 2 in the deed to Ferris Development, Ltd. recorded in Volume 1941, Page 1354 of the Deed Records of Ellis County, Texas, and being more particularly described as follows:

COMMENCING at the intersection of the west line of Ewing Boulevard, a 60 feet wide right of way, with the northeast line of F.M. 664, a 120 feet wide right of way, for the southeast corner of Lot 20, Block E of Western Hills No. 4 Revised Addition, an addition to the City of Ferris, Ellis County, Texas as shown on the plat recorded in Cabinet A, Slide 623 of the Plat Records of Ellis County, Texas and described in the deed to Ellis County Emergency Services recorded in Volume 2096, Page 1487 of said Deed Records;

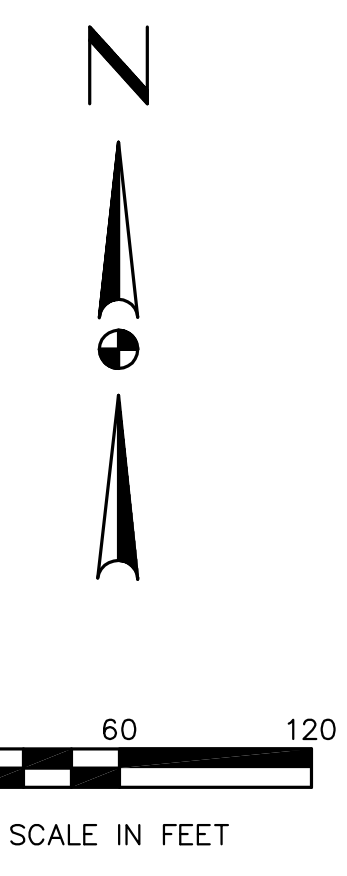
THENCE North 71 degrees 57 minutes 25 seconds West, along the southwest line of said Lot 20, Block E and the northeast line of said F.M. 664, a distance of 213.89 feet to a 5/8 inch iron rod found for the southwest corner of said Lot 20, Block E, the southeast corner of said Tract 2, and the POINT OF BEGINNING of the herein described tract;

THENCE North 71 degrees 57 minutes 25 seconds West, continuing along the southwest line of said Tract 2 and the northeast line of said F.M. 664, a distance of 1,016.04 feet to a 1/2 inch iron rod found for the southwest corner of said Tract 2 and the southeast corner of a tract of land described in the deed to Ferris Independent School District recorded in Volume 798, Page 375 of said Deed Records;

THENCE North 00 degrees 27 minutes 08 seconds West, along the west line of said Tract 2 and the east line of said Ferris Independent School District tract recorded in Volume 798, Page 375, a distance of 416.94 feet to 5/8 inch iron rod found in the south line of Yellow Jacket Drive, a 60 feet wide right of way, for the northwest corner of said Tract 2 and the northeast corner of said Ferris Independent School District tract recorded in Volume 798, Page 375;

THENCE North 89 degrees 37 minutes 22 seconds East, along the north line of said Tract 2, a distance of 933.49 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 4524" found for the northeast corner of said Tract 2 and an ell corner of Lot 18, Block E of said Western Hills No. 4 Revised Addition;

THENCE South 02 degrees 47 minutes 09 seconds East, along the east line of said Tract 2 and the west line of said Western Hills No. 4 Revised Addition, at a distance of 291.37 feet pass a 1/2 inch iron rod found for the southwest corner of said Lot 18, Block E and the northwest corner of Lot 19, Block E of said Western Hills No. 4 Revised Addition, and continuing for a total distance of 738.65 feet to the POINT OF BEGINNING and containing 545,328 square feet or 12.519 acres of land.



TO
FERRIS INDEPENDANT SCHOOL DISTRICT
VOLUME 798, PAGE 375
D.R.E.C.T.

N 00°27'08" W
416.94

545,328 SQUARE FEET OR
12.519 ACRES OF LAND
MASON PHELPS SURVEY
ABSTRACT NO. 824

TO
FERRIS DEVELOPMENT, LTD.
CALLED TRACT 2
VOLUME 1941, PAGE 1354
D.R.E.C.T.

T.P.&L. EASEMENT
VOLUME 203, PAGE 621
AMENDED IN VOLUME 625, PAGE 617
D.R.E.C.T.

TRANSMISSION TOWER

5/8" IRF W/CAP
STAMPED R.P.L.S. 4524

PART OF LOT 18
TO
CITY OF FERRIS
VOLUME 1781, PAGE 911
D.R.E.C.T.

S 02°47'09" E
738.65

TO
STEAM SOLUTIONS, INC.
VOLUME 1986, PAGE 1786
D.R.E.C.T.

EWING BLVD.
(60' R.O.W.)

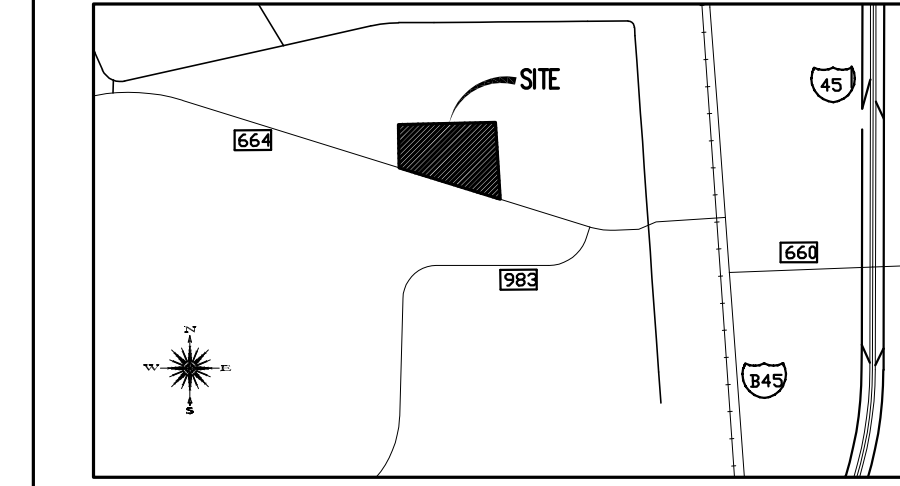
TO
ELLIS COUNTY EMERGENCY SVC.
VOLUME 2096, PAGE 1487
D.R.E.C.T.

FLOOD STATEMENT:

ACCORDING TO MAP NO. 48139C0105D, DATED JANUARY 20, 1999 OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY IS IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE A SEPCIAL FLOOD HAZARD AREA). THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND MAY 24, 2010 AND COMPUTED BY Online Positioning User Service (OPUS) OFFERED BY THE NATIONAL GEODETIC SURVEY.



NOTES:

ONLY THE MATTERS MADE AWARE TO ME BY FIRST AMERICAN TITLE INSURANCE COMPANY BY GF NUMBER 1464670-H089, EFFECTIVE DATE MAY 12, 2010 HAVE BEEN NOTED OR SHOWN. MADDOX SURVEYING & MAPPING, INC. DID NOT PERFORM AN INDEPENDENT SEARCH FOR RIGHTS-OF-WAYS, ANY RECORDED EASEMENTS, OR ANY OTHER ITEMS PERTAINING TO SAID PROPERTY.

UNLESS OTHERWISE NOTED ALL CORNERS ARE A 5/8" IRON ROD WITH A CAP STAMPED R.P.L.S. 5430.

- LEGEND**
- (C.M.) = CONTROL MONUMENTS
 - (P.O.) = POWER POLE
 - (OHP) = OVERHEAD POWER LINE
 - (CO) = SANITARY SEWER CLEANOUT
 - (WV) = WATER VALVE
 - (WM) = WATER METER
 - (FH) = FIRE HYDRANT
 - (CO) = SANITARY SEWER CLEANOUT
 - (S) = SANITARY SEWER MANHOLE
 - (TPED) = TELEPHONE BOX
 - (VM) = VERIZON MARKER

Boundary Survey

12.519 Acres
Ferris Development, Ltd.
Ferris, Texas

Surveyor's Certification

I, BRIAN J. MADDOX, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS MAP FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND, AND THE MONUMENTS SHOWN THEREON WERE FOUND UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SURVEYING RULES AND REGULATIONS OF THE STATE OF TEXAS.

Registered Surveyor: Brian J. Maddox
Registered Land Surveyor No. : 5430
In the State of Texas
Date of Survey : May 24, 2010
Date of Last Revision: May 26, 2010
Date Printed: May 26, 2010
MSM Project No. 10806

Survey Prepared By:
Maddox Surveying & Mapping, Inc.
P.O. Box 2109
Forney, Texas 75126
Phone: (972) 564-4416
Fax: (972) 564-4428

Maddox Surveying and Mapping, Inc.

P.O. Box 2109, Forney, Texas 75126
Phone: (972) 564-4416, Fax: (972) 564-4428
www.maddoxsurveying.com