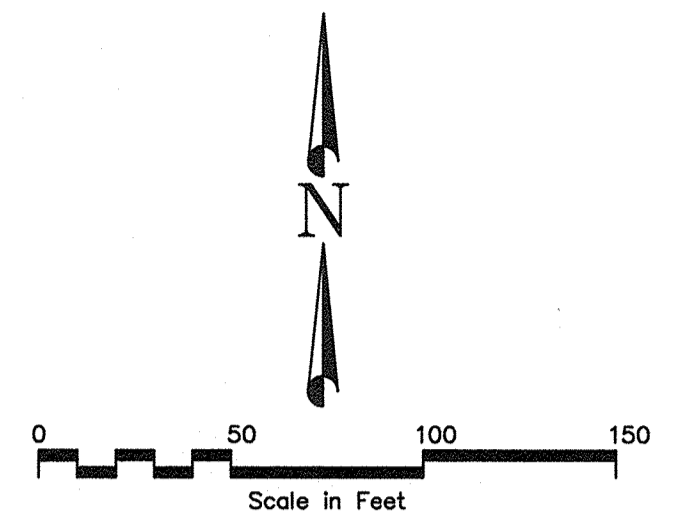


POINT OF BEGINNING
 TITLE LEGAL DESCRIPTION
 POINT OF COMMENCEMENT
 AS-SURVEYED LEGAL DESCRIPTION
 NW COR. "TRACT 1",
 INSTR. NO. 1015074
 NE COR., LOT 1, BLOCK A
 SHAW CREEK RANCH
 PHASE 1A ADD'N.
 FOUND 5/8" REBAR WITH
 CAP MARKED "RPLS 5430"

N18°02'35"E
 32.98'
 R = 140.00'
 Δ = 29°18'06"
 L = 71.605'



SHAW CREEK RANCH PHASE 1A ADD'N.
 N11°53'1"W 624.01'
 N11°53'1"W 769.98'
 (N10°00'0"W)

TRACT 1

PARENT PROPERTY
 A.P.N. 250720
 EAST TEXAS PINNACLE PROPERTIES, INC.
 A TEXAS CORPORATION
 PER GENERAL WARRANTY DEED
 RECORDED 7/8/2010
 INSTR. NO. 1015074
 TOTAL AREA = 392,635 SQ. FT.
 8.784 ACRES ±
 C-N ZONE

FERRIS RD. / F.M. 664 (120' WIDE)
 (AN ASPHALT PAVED PUBLIC ROAD)
 -BASIS OF BEARINGS-
 S71°57'25"E 585.42'
 S71°57'25"E 785.42' (785.66')
 S71°57'25"E 1409.63'

POINT OF BEGINNING
 AS-SURVEYED LEGAL DESCRIPTION

SUBJECT PROPERTY - AS-SURVEYED
 A.P.N. 250720 (PART)
 EAST TEXAS PINNACLE PROPERTIES, INC.
 A TEXAS CORPORATION
 PER GENERAL WARRANTY DEED
 RECORDED 7/8/2010
 INSTR. NO. 1015074
 TOTAL AREA = 50,000 SQ. FT.
 1.148 ACRES ±
 C-N ZONE
 (VACANT LAND)

LANDS OF
 FERRIS LLC
 A COLLATERAL LIMITED LIABILITY COMPANY
 PER SPECIAL WARRANTY DEED
 RECORDED 4/10/2014
 INSTR. NO. 1407221
 A.P.N. 235409
 C-N ZONE

BM
 SITE BENCHMARK:
 FOUND "+" IN HEADWALL
 EL = 455.02 FEET

15'x170' ACCESS EASEMENT
 VOL. 2203, PG. 2180

10g TEXAS POWER & LIGHT EASEMENT
 VOL. 203, PG. 621
 VOL. 625, PG. 717

10h DRAINAGE & UTILITY EASEMENT
 VOL. 797, PG. 675
 (LOCATION APPROXIMATE)

FOUND 5/8" REBAR
 W/ ILLEGIBLE CAP

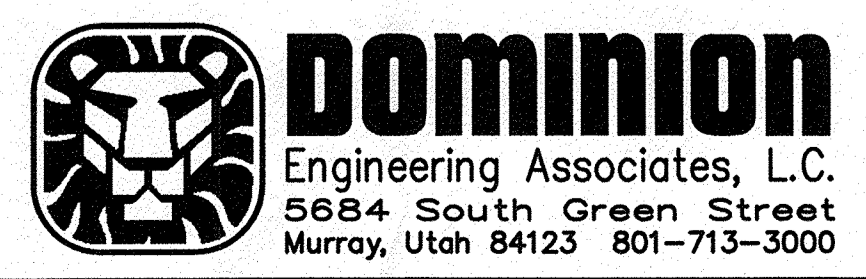
R = 340.00'
 Δ = 10°41'18"
 L = 63.43'

FOUND 5/8" REBAR WITH
 CAP MARKED "RPLS 5490"

OVERALL RE-SURVEY & DIAGRAM OF EASEMENTS
 SEE SHEET SV1 FOR SUBJECT PROPERTY DETAIL

DRAWN	JVW 11/20/19	CHECKED	SM 11/20/19
DESIGNED	DATE	PROJECT ENGINEER	DATE
APPROVED	11/20/19	DATE	PROJECT MANAGER

O'REILLY AUTO ENTERPRISES, LLC
 CITY OF FERRIS, ELLIS COUNTY, TEXAS



ALTA/NSPS LANE TITLE SURVEY
 A.P.N. NO. 250720, FERRIS ROAD/F.M. 664, FERRIS, TX
 PTN. OF TRACT 1, GENERAL WARRANTY DEED - INSTR. NO. 1015074
 MASON PHELPS SURVEY, ABSTRACT NO. 824

PROJECT NO.		3234-01	
SHEET NO.		SV2	
1	MISC. TYPOS	JVW	12/16/19
0	RELEASED FOR REVIEW	JVW	11/20/19
NO.	REVISIONS	BY	DATE
FILE NAME:		SCALE:	
19-0350		1" = 50'	