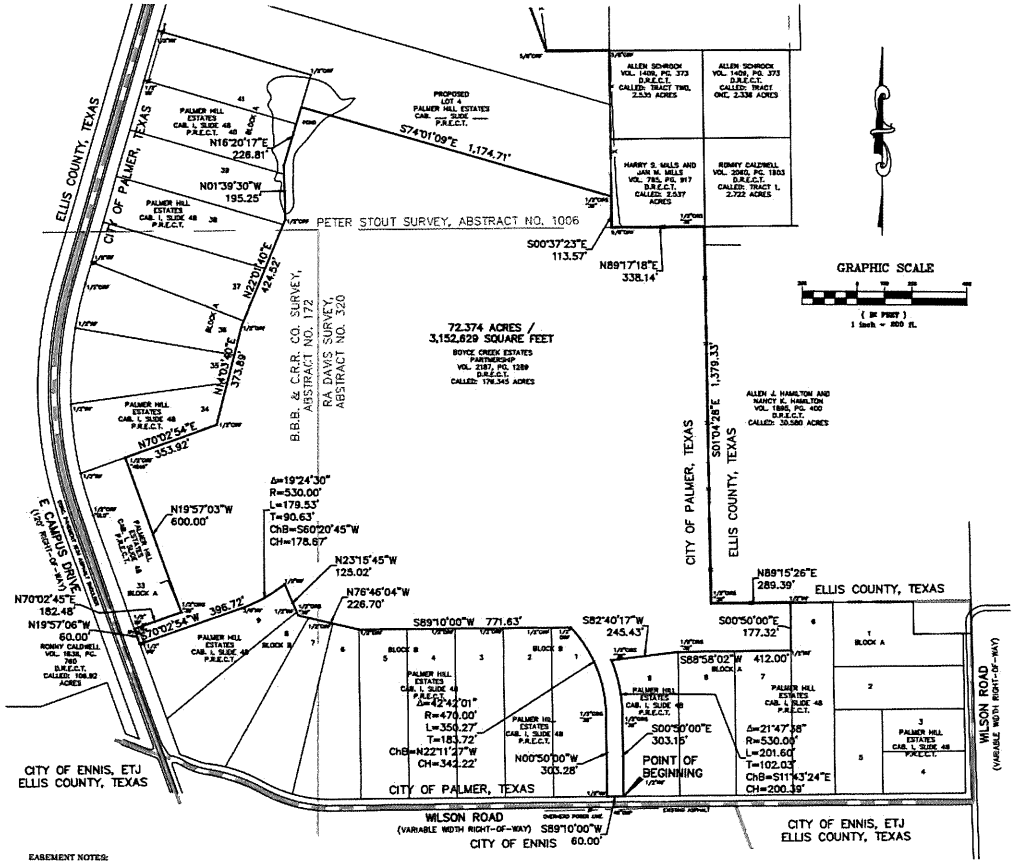

LEGAL DESCRIPTION:

BEING all of that parcel of land located in the City of Palmer, Ellis County, Texas, being a part of the B.B.B. & C.R.R. Co. Survey, Abstract No. 172, a part of the RA Davis Survey, Abstract No. 320, a part of the Peter Stout Survey, Abstract No. 1006, being a part of that called 176.345 acre tract of land described in deed to Boyce Creek Estates Partnership recorded in Volume 2187, Page 1289, Deed Records Ellis County, Texas and being further described as follows:

BEGINNING at a one-half inch iron rod found in the south line of said 176.345 acre tract of land, said point being at the southwest corner of Lot 9, Block A, Palmer Hill Estates, an addition to the City of Palmer, recorded in Cabinet I, Slide 48, Plat Records Ellis County, Texas and said point being in the north right-of-way line of Wilson Road (a variable width right-of-way);

THENCE South 89 degrees 10 minutes 00 seconds West, 60.00 feet along the south line of said 176.345 acre tract of land and along the north right-of-way line of Wilson Road to a one-half inch iron rod found at the southeast corner of Lot 1, Block D, of said Palmer Hill Estates;

THENCE along the easterly and northerly line of said Block D as follows:
North 00 degrees 50 minutes 00 seconds West, 303.28 feet to a one-half inch iron rod with cap stamped "3B" set for corner;
Northwesterly, 350.27 feet, along a curve to the left having a central angle of 42 degrees 42 minutes 01 seconds, a radius of 470.00 feet, a tangent of 183.72 feet and whose chord bears North 22 degrees 11 minutes 27 seconds West, 342.22 feet to a one-half inch iron rod with cap found at the northeast corner of said Lot 1, Block D;
South 89 degrees 10 minutes 00 seconds West, 771.63 feet to a one-half inch iron rod with cap found at the northwest corner of Lot 5, of said Block D and being at the northeast corner of Lot 6, of said Block D;
North 76 degrees 46 minutes 04 seconds West, 226.70 feet to a one-half inch iron rod with cap stamped "3B" set in the north line of Lot 8, of said Block D;
North 23 degrees 15 minutes 45 seconds West, 125.02 feet to a one-half inch iron rod found at the northeast corner of Lot 9 of said Block D;
Southwesterly, 179.53 feet, along a curve to the right having a central angle of 19 degrees 24 minutes 30 seconds, a radius of 530.00 feet, a tangent of 90.63 feet, and whose chord bears South 60 degrees 20 minutes 45 seconds West, 178.67 feet to a three-eighths inch iron rod found for corner;
South 70 degrees 02 minutes 54 seconds West, 396.72 feet to a one-half inch iron rod found in the westerly line of said 176.345 acre tract of land, said point being at the northwest corner of said Lot 9, Block D and said point being in the easterly right-of-way line of E Campus Drive (120' right-of-way);

THENCE North 19 degrees 57 minutes 06 seconds West, 60.00 feet along the westerly line of said 176.345 acre tract of land and along the easterly right-of-way line of E Campus Drive in a one-half inch iron rod found at the southwest corner of Lot 33, of said Block A;

THENCE along the easterly line of said Block A as follows:
North 70 degrees 02 minutes 45 seconds East, 182.48 feet to a one-half inch iron rod with cap stamped "3B" set at the southeast corner of said Lot 33, Block A;
North 19 degrees 57 minutes 03 seconds West, 600.00 feet to a one-half inch iron rod with cap stamped "4846" found at the northeast corner of said Lot 33, Block A and being in the south line of Lot 34, of said Block A;
North 70 degrees 02 minutes 54 seconds East, 353.92 feet to a one-half inch iron rod with cap found at the southeast corner of said Lot 34, Block A;
North 14 degrees 03 minutes 40 seconds East, 373.89 feet to a one-half inch iron rod with cap found in the east line of Lot 36, of said Block A;
North 22 degrees 01 minutes 40 seconds East, 424.52 feet to a one-half inch iron rod with cap found in the east line of Lot 39, of said Block A;
North 01 degrees 39 minutes 30 seconds West, 195.25 feet to a point found in a pond and said point being in the east line of Lot 40, of said Block A;
North 16 degrees 20 minutes 17 seconds East, 226.81 feet to a point found in a pond and said point being in the east line of Lot 41 of said Block A;

THENCE South 74 degrees 01 minutes 09 seconds East, 1,174.71 feet to a one-half inch iron rod with cap stamped "3B" set in the east line of said 176.345 acre tract of land and said point being in the west line of that called 2.537 acre tract of land described in deed to Harry S. Mills and Jan M. Mills recorded in Volume 785, Page 917, Deed Records Ellis County, Texas;

THENCE along the east line of said 176.345 acre tract of land as follows:
South 00 degrees 37 minutes 23 seconds East, 113.57 feet to a five-eighths inch iron rod with cap found at the southwest corner of said 2.537 acre tract of land;
North 89 degrees 17 minutes 18 seconds East, 338.14 feet to a one-half inch iron rod with cap stamped "3B" set at the southeast corner of said 2.537 acre tract of land, said point being at the southwest corner of that called Tract 1, a 2.722 acre tract of land described in deed to Ronny Caldwell recorded in Volume 2060, Page 1803, Deed Records Ellis County, Texas and said point being at the northwest corner of that called 30.580 acre tract of land described in deed to Allen J. Hamilton and Nancy K. Hamilton recorded in Volume 1895, Page 400, Deed Records Ellis County, Texas;
South 01 degrees 04 minutes 28 seconds East, 1,379.33 feet to a one-half inch iron rod with cap stamped "3B" set at the southwest corner of said 30.580 acre tract of land;
North 89 degrees 15 minutes 26 seconds East, 289.39 feet along the south line of said 30.580 acre tract of land to a one-half inch iron rod found at the northwest corner of Lot 6, of said Block A;

THENCE along the northerly line of said Block A as follows:
South 00 degrees 50 minutes 00 seconds East, 177.32 feet to a one-half inch iron rod found at the northeast corner of Lot 7, of said Block A and said point being in the west line of said Lot 6;
South 88 degrees 58 minutes 02 seconds West, 412.00 feet to a one-half inch iron rod with cap stamped "3B" set at the northwest corner of Lot 8, of said Block A and said point being at the northeast corner of said Lot 9, Block A;
South 82 degrees 40 minutes 17 seconds West, 245.43 feet to a one-half inch iron rod with cap stamped "3B" set at the northwest corner of said Lot 9, Block A;
Southeasterly, 201.60 feet, along a curve to the right having a central angle of 21 degrees 47 minutes 38 seconds, a radius of 530.00 feet, a tangent of 102.03 feet, and whose chord bears South 11 degrees 43 minutes 24 seconds East, 200.39 feet to a one-half inch iron rod with cap stamped "3B" set in the west line of said Lot 9, Block A;
South 00 degrees 50 minutes 00 seconds East, 303.15 feet along the west line of said Lot 9, Block A to the POINT OF BEGINNING and containing 3,152,629 square feet or 72.374 acres of land.

Basis of Bearing is derived from GPS observations relative to the Texas WDS RTK Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83.

Surveyor's Certification:

To: Boyce Creek Estates Partnership, Krishi Farms, LLC and First National Title Insurance Company.

I hereby certify that this plat and description, as shown hereon, is a true and accurate representation, to the best of my knowledge and belief, of the property as determined by an on-the-ground survey performed under my direct supervision during the month of November, 2021. This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 4, Land Title Survey and meets the currents standards as adopted by the Texas Board of Professional Engineers and Land Surveyors.

Edward Scott Bacak, R.P.L.S. No. 6248

EASEMENT NOTES:

Reference to First National Title Insurance Company's Title Commitment GF Number 21-634513-GF, with an effective date of October 25, 2021, and issued November 02, 2021.

ITEM 1: The subject tract is a part of the tracts of land described in Volume 1638, Page 768 and Volume 1902, Page 844, Deed Records Ellis County, Texas.

ITEM 10:
f. Easement and right-of-way to Texas Telephone & Telegraph Co. recorded in Volume 504, Page 523, Deed Records Ellis County, Texas, is blanket in nature and does affect the subject tract.

g. The subject tract is a part of that tract of land described in Volume 1638, Page 768, Deed Records Ellis County, Texas.

h. The subject tract is a part of that tract of land described in Volume 1902, Page 844, Deed Records Ellis County, Texas.

i. 20' Easement to Rockett Special Utility District recorded in County Clerk's Instrument Number 2122658, Real Property Records Ellis County, Texas, is blanket in nature and does affect the subject tract.

12/9/2021

LEGEND

"3B"	IRON ROD SET
1/2" IR	IRON ROD FOUND
1/2" IP	IRON PIPE FOUND
FH	FIRE HYDRANT
CMP	CORRUGATED METAL PIPE
WV	WATER VALVE
CAB.	CABINET
INST. NO.	INSTRUMENT NUMBER
PG.	PAGE
VOL.	VOLUME
D.R.E.C.T.	DEED RECORDS ELLIS COUNTY, TEXAS
R.P.R.E.C.T.	REAL PROPERTY RECORDS ELLIS COUNTY, TEXAS
P.R.E.C.T.	PLAT RECORDS ELLIS COUNTY, TEXAS
⌀	POWER POLE

3B LAND SURVEYING TBPLS FIRM NO. 10194480
656 Bacak Road
Ennis, Texas 75119
972-825-7949

FLOOD STATEMENT: According to Community Panel No. 48139C0225F, dated June 03, 2013, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Zone "X", (areas determined to be outside 500-year floodplain), which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

BOUNDARY SURVEY – 72.374 ACRES

B.B.B. & C.R.R. CO. SURVEY, ABSTRACT NO. 172;
RA DAVIS SURVEY, ABSTRACT NO. 320;
PETER STOUT SURVEY, ABSTRACT NO. 1006;

City of Palmer, Ellis County, Texas

NO.	REVISION	BY	DATE
2.	Updated buyer's name	esb	11/24/21
1.	Updated Certification per provided title commitment	esb	11/23/21

PROJECT NO.: JUS001
DATED: June 09, 2021

SHEET 1 OF 1

Plotted by: EdwardBacak Plot Date: 11/24/2021 5:18 PM
Drawing: C:\Users\EdwardBacak\Desktop\3B Land Surveying, Inc\Projects\JUS001\72.374 ac Boundary Survey.dwg Saved By: EdwardBacak Save Time: 11/24/2021 5:18 PM