

**SURVEYOR'S CERTIFICATE**

The undersigned Registered Professional Land Surveyor (Bryan Connally) hereby certifies that, in connection with the transaction described in G.F. that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 26th day of October, 2018

*Bryan Connally*  
 Bryan Connally  
 Registered Professional Land Surveyor No. 5513



**3619 FM Road 1183**

Being a tract of land situated in the William McKinney Survey, Abstract No. 686, Ellis County, Texas, same being a portion of that tract of land conveyed to Robert Wayne Hester, Lee Roy Hester, and Aubrey Gene Hester, by deed recorded in Volume 827, Page 693, Deed Records of Ellis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Southeast corner of that tract of land conveyed to Joseph R. Fusco and Cynthia C. Fusco, husband and wife, by deed recorded Volume 1096, Page 1118, Deed Records of Ellis County, Texas, and lying along the Southwest line of FM Road 1183 (public right-of-way);

THENCE South 30 degrees 51 minutes 06 seconds East, along the Southwest line of said FM Road 1183, a distance of 602.66 feet to a 5/8 inch iron rod found for corner;

THENCE South 21 degrees 34 minutes 43 seconds East, along the West line of said FM Road 1183, a distance of 57.08 feet to a 5/8 inch iron rod found for corner;

THENCE South 28 degrees 39 minutes 22 seconds West, a distance of 18.43 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner lying along the North line of U.S. Highway 287 (public right-of-way);

THENCE South 88 degrees 09 minutes 40 seconds West, along the North line of said U.S. Highway 287, a distance of 66.19 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner and being the beginning of a tangent curve turning to the left, with a radius of 4057.00 feet, a delta angle of 03 degrees 14 minutes 49 seconds, a chord bearing of South 86 degrees 32 minutes 15 seconds West, and a chord length of 229.88 feet;

THENCE along said curve to the left, along the North line of said U.S. Highway 287, an arc length of 229.91 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner;

THENCE South 84 degrees 54 minutes 50 seconds West, along the North line of said U.S. Highway 287, a distance of 692.17 feet to a point for corner and being the beginning of a tangent curve turning to the right, with a radius of 3913.00 feet, a delta angle of 03 degrees 14 minutes 49 seconds, a chord bearing of South 86 degrees 32 minutes 15 seconds West, and a chord length of 221.72 feet;

THENCE along said curve to the right, along the North line of said U.S. Highway 287, an arc length of 221.75 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, from which a hub and whisksers found bears North 78 degrees 00 minutes 55 seconds West, a distance of 0.31 feet for witness;

THENCE South 88 degrees 09 minutes 40 seconds West, along the North line of said U.S. Highway 287, a distance of 267.92 feet to a point for corner, said corner being the Northeast corner of a tract of land conveyed to The State of Texas, acting by and through the Texas Transportation Commission, by deed recorded in Instrument No. 15352885, Real Property Records of Ellis County, Texas and being the Southeast corner of a tract of land conveyed to Jack E. Morton and Joy Morton, by deed recorded in Instrument No. 1010158, Real Property Records of Ellis County, Texas;

THENCE North 01 degrees 26 minutes 54 seconds West, along the East line of said Morton tract, a distance of 35.71 feet to a point for corner;

THENCE North 25 degrees 56 minutes 54 seconds West, along the Northeast line of said Morton tract, a distance of 67.00 feet to a point for corner;

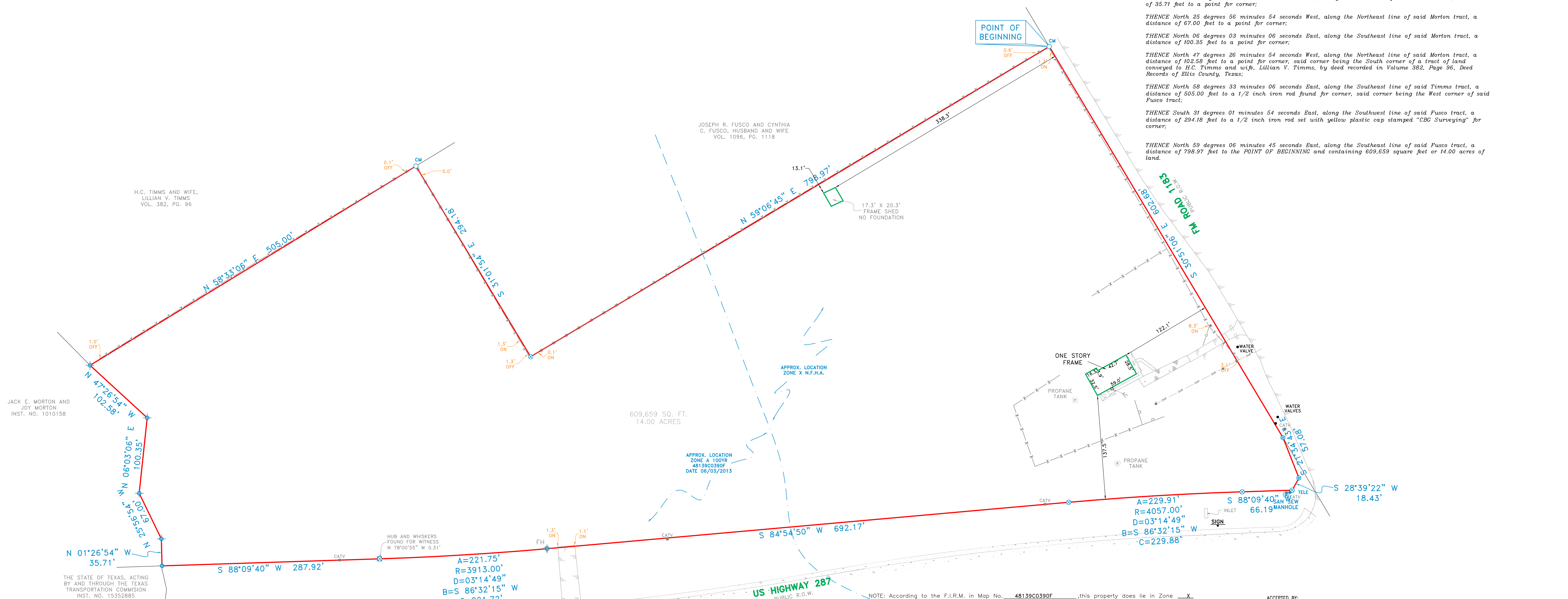
THENCE North 06 degrees 03 minutes 06 seconds East, along the Southeast line of said Morton tract, a distance of 100.35 feet to a point for corner;

THENCE North 47 degrees 26 minutes 54 seconds West, along the Northeast line of said Morton tract, a distance of 102.58 feet to a point for corner, said corner being the South corner of a tract of land conveyed to H.C. Timms and wife, Lillian V. Timms, by deed recorded in Volume 382, Page 96, Deed Records of Ellis County, Texas;

THENCE North 58 degrees 33 minutes 06 seconds East, along the Southeast line of said Timms tract, a distance of 505.00 feet to a 1/2 inch iron rod found for corner, said corner being the West corner of said Fusco tract;

THENCE South 31 degrees 01 minutes 54 seconds East, along the Southwest line of said Fusco tract, a distance of 294.18 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner;

THENCE North 59 degrees 06 minutes 45 seconds East, along the Southeast line of said Fusco tract, a distance of 798.97 feet to the POINT OF BEGINNING and containing 609,659 square feet or 14.00 acres of land.



H.C. TIMMS AND WIFE,  
 LILLIAN V. TIMMS  
 VOL. 382, PG. 96

JOSEPH R. FUSCO AND CYNTHIA  
 C. FUSCO, HUSBAND AND WIFE  
 VOL. 1096, PG. 1118

JACK E. MORTON AND  
 JOY MORTON  
 INST. NO. 1010158

THE STATE OF TEXAS, ACTING  
 BY AND THROUGH THE TEXAS  
 TRANSPORTATION COMMISSION  
 INST. NO. 15352885

609,659 SQ. FT.  
 14.00 ACRES

HUB AND WHISKERS  
 FOUND FOR WITNESS  
 N 78°00'55" W 0.31'

APPROX. LOCATION  
 ZONE A 1007P  
 48139C0390F  
 DATE 06/03/2013

US HIGHWAY 287  
 PUBLIC R.O.W.

NOTE: According to the F.I.R.M. in Map No. 48139C0390F, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

ACCEPTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

NOTES:  
 BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED  
 PLAT UNLESS OTHERWISE NOTED.

REVISIONS		
DATE	BY	NOTES

LEGEND	
○	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET
○	1" IRON PIPE FOUND
○	5/8" ROD FOUND
□	FENCE POST CORNER
□	"X" FOUND / SET
▲	UNDERGROUND ELECTRIC
▲	OVERHEAD ELECTRIC
▲	POWER POLE
▲	POINT FOR CORNER
▲	GRAVEL/ROCK ROAD OR DRIVE
■	POOL EQUIPMENT
■	COLUMN
■	AIR CONDITIONING
■	FIRE HYDRANT
■	COVERED PORCH, DECK OR CARPORT
■	OVERHEAD ELECTRIC SERVICE
■	OVERHEAD POWER LINE
■	CONCRETE PAVING
■	DOUBLE SIDED WOOD FENCE
—	ASPHALT PAVING
—	CHAIN LINK FENCE
—	WOOD FENCE
—	0.5' WIDE TYPICAL BARBED WIRE
—	IRON FENCE
—	PIPE FENCE

**CBG**  
 SURVEYING TEXAS LLC  
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 Dallas, TX 75228  
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 F 214.349.2216  
 Firm No. 10168800  
 www.cbginctx.com

SCALE: 1" = 60'  
 DATE: 10/26/18  
 JOB NO.: 1822040  
 G.F. NO.: SEE ABOVE  
 DRAWN: MARIA

**METES AND BOUNDS**  
 WILLIAM MCKINNEY SURVEY, ABSTRACT NO. 686  
 ELLIS COUNTY, TEXAS  
 3619 FM ROAD 1183