



### Liska Road

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 833, 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 set with yellow plastic cap stamped "CBG Surveying" for corner, said corner lying at the intersection of the West line of Liska Road (public right-of-way) and South line of U.S. Highway 287 (public right-of-way) and being the beginning of a non-tangent curve turning to the right, with a radius of 261.56 feet, a delta angle of 57 degrees 56 minutes 23 seconds, a chord bearing of South 30 degrees 01 minutes 23 seconds West, and a chord length of 253.37 feet;

THENCE along said curve to the right, along the West line of said Liska Road, an arc length of 264.50 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner;

THENCE South 59 degrees 36 minutes 42 seconds West, along the Northwest line of said Liska Road, a distance of 70.23 feet to a concrete monument found for corner;

THENCE South 30 degrees 53 minutes 38 seconds East, a distance of 41.86 feet to a pk nail set for corner, said corner lying along the Northwest line of a tract of land conveyed to Jimmy and Jo Ann Doherty, by deed recorded in Volume 2296, Page 655, Deed Records of Ellis County, Texas, and lying along the centerline of said Liska Road, from which a concrete monument found bears North 88 degrees 05 minutes 05 seconds East 79.78 feet;

THENCE South 59 degrees 35 minutes 54 seconds West, along the centerline of Liska Road, a distance of 191.44 feet to a pk nail found for corner, said corner being an East corner of the remainder of that tract of land conveyed to Victory in Him Ministries, a Texas Non-Profit Corporation, by deed recorded in Volume 2620, page 1623, Deed Records of Ellis County, Texas, from which an "X" found bears North 66 degrees 10 minutes 47 seconds West, a distance of 0.24 feet for witness and a PK nail found bears South 59 degrees 35 minutes 54 seconds West 980.78 feet;

THENCE North 57 degrees 50 minutes 48 seconds West, a distance of 98.47 feet to a point for corner, said corner being the North corner of Victory in Him Ministries Addition, an Addition to Ellis County, Texas, according to the Map or Plat thereof recorded in Volume I, Page 341, Map or Plat Records of Ellis County, Texas;

THENCE along the Northeast, North, Northwest, and East lines of said Victory in Him Ministries Addition the following fourteen courses and distances:

South 82 degrees 33 minutes 39 seconds West, a distance of 106.82 feet to a point for corner;

North 77 degrees 03 minutes 52 seconds West, a distance of 40.56 feet to a point for corner;

North 38 degrees 28 minutes 16 seconds West, a distance of 90.85 feet to a point for corner;

North 53 degrees 15 minutes 28 seconds West, a distance of 63.76 feet to a point for corner;

North 28 degrees 40 minutes 43 seconds West, a distance of 39.91 feet to a point for corner;

South 77 degrees 19 minutes 19 seconds West, a distance of 71.72 feet to a point for corner;

South 21 degrees 23 minutes 22 seconds West, a distance of 99.85 feet to a point for corner;

North 87 degrees 47 minutes 39 seconds West, a distance of 115.01 feet to a point for corner;

North 34 degrees 10 minutes 38 seconds East, a distance of 91.41 feet to a point for corner;

North 49 degrees 05 minutes 56 seconds West, a distance of 55.10 feet to a point for corner;

North 55 degrees 46 minutes 26 seconds West, a distance of 26.51 feet to a point for corner;

North 34 degrees 31 minutes 37 seconds East, a distance of 127.91 feet to a point for corner;

North 54 degrees 19 minutes 10 seconds East, a distance of 72.61 feet to a point for corner, said corner being the East corner of said Victory in Him Ministries Addition and lying along the South line of said U.S. Highway 287;

THENCE South 89 degrees 16 minutes 04 seconds East, along the South line of said U.S. Highway 287, a distance of 132.56 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner;

THENCE North 87 degrees 36 minutes 31 seconds East, along the South line of said U.S. Highway 287, a distance of 656.64 feet to the POINT OF BEGINNING and containing 231,542 square feet or 5.32 acres of land.

### SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor (Bryan Connally) hereby certifies to The Client, 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 are 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



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

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

REVISIONS		
DATE	BY	NOTES

LEGEND
CM - CONTROLLING MONUMENT
1/2" IRON ROD FOUND
1/2" IRON ROD SET
PK NAIL FOUND
5/8" ROD FOUND
PK NAIL SET
UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC
POWER POLE
POINT FOR CORNER
CONCRETE MONUMENT
GRAVEL/ROCK ROAD OR DRIVE
ASPHALT PAVING
CHAIN LINK FENCE
0.5" WIDE TYPICAL
BARBED WIRE
IRON FENCE
PIPE FENCE
COVERED DECK OR CARPORT
OES - OES
OHP - OHP
OVERHEAD POWER LINE
OVERHEAD ELECTRIC SERVICE
CONCRETE PAVING
DOUBLE SIDED WOOD FENCE

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METERS AND BOUNDS
WILLIAM MCKINNEY SURVEY, ABSTRACT NO. 686
ELLIS COUNTY, TEXAS
LISKA ROAD