

SURVEY PLAT: STAINBACK ROAD & NOKOMIS ROAD

LEGAL DESCRIPTION

Being all that certain lot, tract, or parcel of land located in the Robert Crow Survey, Abstract No. 199, Ellis County, Texas, and being a part of that tract of land described in deed to Mildred H Lacy, recorded in Volume 2813, Page 1031, Deed Records, Ellis County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the West line of Nokomis Road, a variable width right-of-way, at the Southeast corner of that tract of land described in deed to Jason S. McMahon, recorded in Instrument No. 201600328782, Official Public Records, Dallas County, Texas and in Instrument No. 16-32132, Deed Records, Ellis County, Texas;

Thence South 30°21'45" East, along said West line, a distance of 341.02' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence South 59°29'24" West, continuing along said West line, as dedicated to the State of Texas in deed recorded in Instrument No. 22-22314, Deed Records, Ellis County, Texas, a distance of 8.06' to a 5/8" iron rod with a pink plastic cap stamped "TXDOT ROW" found for corner;

Thence South 26°41'45" East, a distance of 300.67' to a 5/8" iron rod found for corner;

Thence South 30°30'36" East, continuing along said West line, a distance of 136.49' to a 5/8" iron rod with a pink plastic cap stamped "TXDOT ROW" found at the intersection of said West line with the transitional right-of-way line between said West line and the North line of Texas State Highway Loop 9 as dedicated by said State of Texas deed, and in deed to the States of Texas, recorded in Instrument No. 188-20708, Deed Records, Ellis County, Texas, and in deed to the State of Texas, recorded in Instrument No. 23-00217, Deed Records, Ellis County, Texas, a variable width right-of-way;

Thence South 20°34'18" West, a distance of 17.19' to a 5/8" iron rod found at the intersection of said transitional right-of-way line with said North line, said point being the beginning of a curve to the right having a radius of 3773.00', a central angle of 14°50'48", and a chord bearing and distance of South 79°06'38" West, 974.94';

Thence Westerly, continuing along said North line and said curve to the right, an arc distance of 977.67' to a 5/8" iron rod with a pink plastic cap stamped "TXDOT ROW" found for corner;

Thence North 03°27'58" West, continuing along said North line, a distance of 5.00' to a 5/8" iron rod with a pink plastic cap stamped "TXDOT ROW" found for corner, said point being the beginning of a curve to the right having a radius of 3758.00', a central angle of 2°59'09", and a chord bearing and distance of South 88°01'37" West, 196.34';

Thence Westerly, continuing along said North line and said curve to the right, an arc distance of 196.36' to a 5/8" iron rod with a pink plastic cap stamped "TXDOT ROW" found for corner;

Thence North 00°28'49" West, continuing along said North line, a distance of 5.00' to a 5/8" iron rod with a pink plastic cap stamped "TXDOT ROW" found for corner, said point being the beginning of a curve to the right having a radius of 3763.00', a central angle of 7°27'52", and a chord bearing and distance of North 86°44'53" West, 489.89';

Thence Westerly continuing along said North line and said curve to the right, an arc distance of 490.24' to a 5/8" iron rod with a pink plastic cap stamped "TXDOT ROW" found for corner;

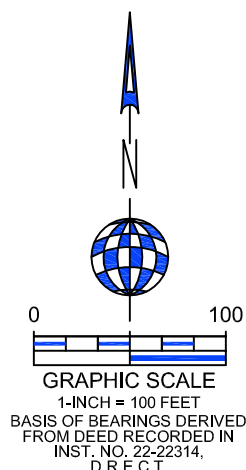
Thence North 02°20'00" East, continuing along said North line, a distance of 5.00' to a 5/8" iron rod with a pink plastic cap stamped "TXDOT ROW" found for corner, said point being the beginning of a curve to the right having a radius of 3758.00', a central angle of 1°43'07", and a chord bearing and distance of North 82°09'06" West, 112.55';

Thence Westerly, continuing along said North line and said curve to the right, an arc distance of 112.55' to a 5/8" iron rod with a pink plastic cap stamped "TXDOT ROW" found at the Southwest corner of aforementioned McMahon Tract;

Thence North 59°04'04" East, a distance of 1621.20' to the PLACE OF BEGINNING and containing 773,240 square feet or 17.751 acre of land.

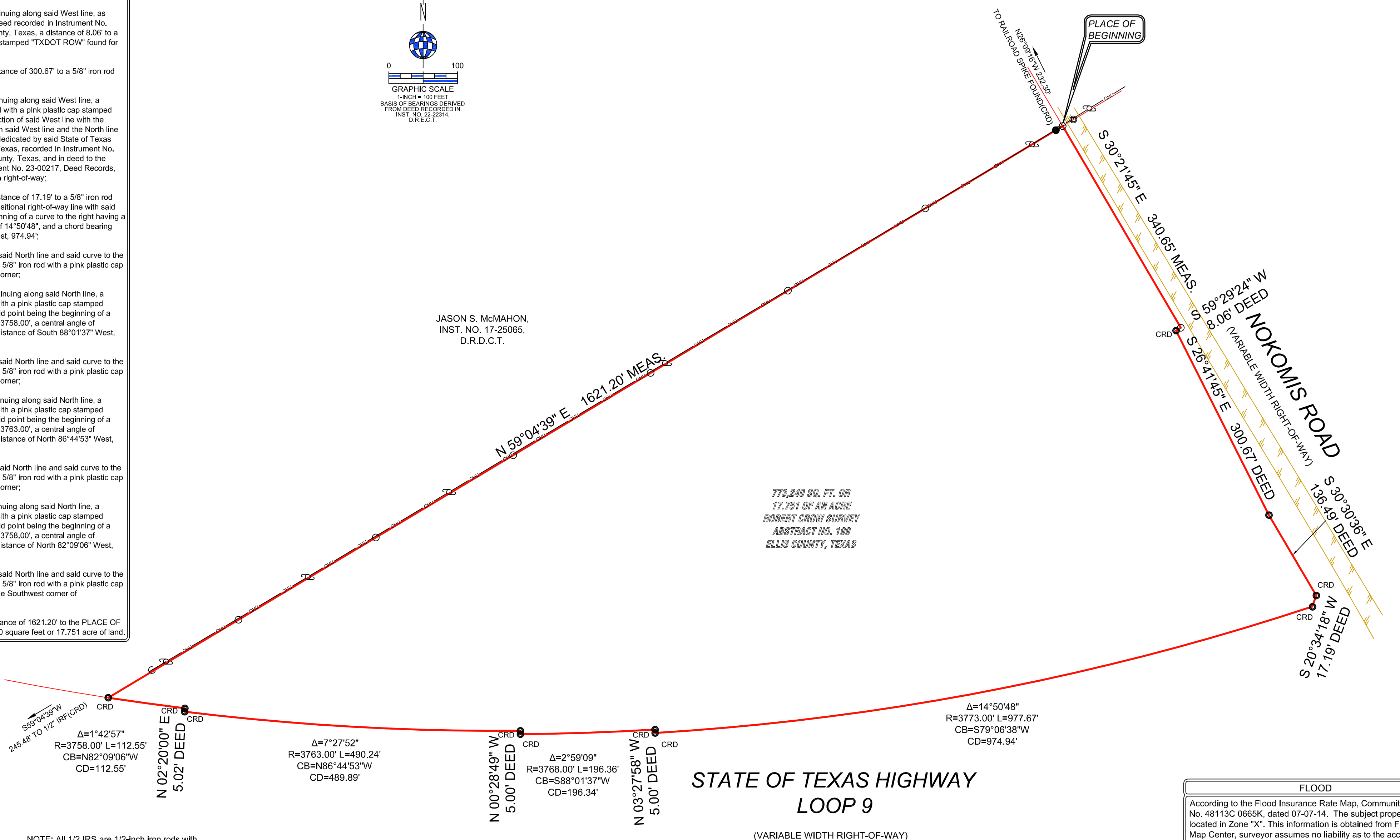
NOTES

This survey was performed without the benefit of an abstractor, therefore, no search of record easements was performed on subject property.



JASON S. McMAHON,
INST. NO. 17-25065,
D.R.D.C.T.

773,240 SQ. FT. OR
17.751 OF AN ACRE
ROBERT CROW SURVEY
ABSTRACT NO. 199
ELLIS COUNTY, TEXAS



NOTE: All 1/2 IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".
CRD = Corner of Record Dignity

LEGEND

● 1/2" IR FOUND	⊗ X-FOUND	⊠ TELE. BOX	⊙ BOLLARD POST	⊕ UTILITY POLE	— OHU — OVERHEAD UTILITY LINE	▭ COVERED AREA	▭ CONCRETE	— BUILDING LINE
○ 1/2" IR SET	⊗ X-SET	⊠ CABLE BOX	⊙ LIGHT POLE	⊕ WATER METER	— GUY WIRE ANCHOR	▭ ASPHALT	▭ GRAVEL	— EASEMENT
⊙ 5/8" IR FOUND	⊕ 1" IR FOUND	⊠ ELECTRIC BOX	⊙ SAN. SEW. MH.	⊕ A.C. PAD	— BARBED WIRE FENCE	▭ FIRE LANE STRIPE	▭ BRICK	— BOUNDARY
⊙ 3/8" IR FOUND	⊕ 1" IP FOUND	⊠ BRICK COLUMN	⊕ IRRIGATION VALVE	⊕ TRANS. BOX	— IRON FENCE	▭ BRICK RET. WALL	▭ STONE	— HIGHBANK LINE
⊙ 60-D NAIL FOUND	⊕ POINT FOR CORNER	⊠ STONE COLUMN	⊕ WATER VALVE	⊕ POOL EQUIP.	— CHAINLINK FENCE	▭ STONE RET. WALL	▭ WOOD DECK	— PARKING STRIPE
⊙ PK NAIL SET	⊕ CON. MONUMENT	⊠ STORM DRAIN MHL	⊕ FIRE HYDRANT	— WOOD FENCE	— PIPE RAIL FENCE	▭ CON. RET. WALL	▭ BUILDING WALL	— NO PARKING
⊙ 1/2" IP FOUND	⊕ 3/4" IP FOUND	⊠ SAN. SEW. CO.	⊕ IR. VALVE	—	—	▭ TILE	—	— HANDICAP SPACE

STATE OF TEXAS HIGHWAY LOOP 9

(VARIABLE WIDTH RIGHT-OF-WAY)

FLOOD

According to the Flood Insurance Rate Map, Community Panel No. 48113C 0665K, dated 07-07-14. The subject property is located in Zone "X". This information is obtained from FEMA.org Map Center, surveyor assumes no liability as to the accuracy of the FEMA website. Seller's disclosure should identify any existing flood insurance policies.

L. John S. Turner, Registered Professional Land Surveyor of the State of Texas, do certify that this Survey Plat is a true, correct and accurate representation of the property shown hereon as determined by survey on the ground under my supervision. The lines and dimensions of said property being indicated by the plat. The improvements are within the boundaries of the property lines at the distances indicated and there are no visible and apparent easements, encroachments, conflicts or protrusions, except as shown. This survey meets or exceeds the minimum standards required by the Texas Board of Professional Land Surveying.

This survey was performed exclusively for the parties in connection with the G. F. Number shown hereon and is licensed for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright Law and International treaties. All rights reserved. Do not make illegal copies.

John S. Turner
JOHN S. TURNER
RPLS 5310

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JOB# 23-1357 DRAWN BY: AR
DATE 09-15-2023
CERTIFY TO: BILLY LACY
"A professional company operating in your best interest"