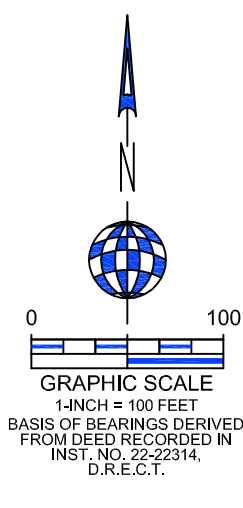
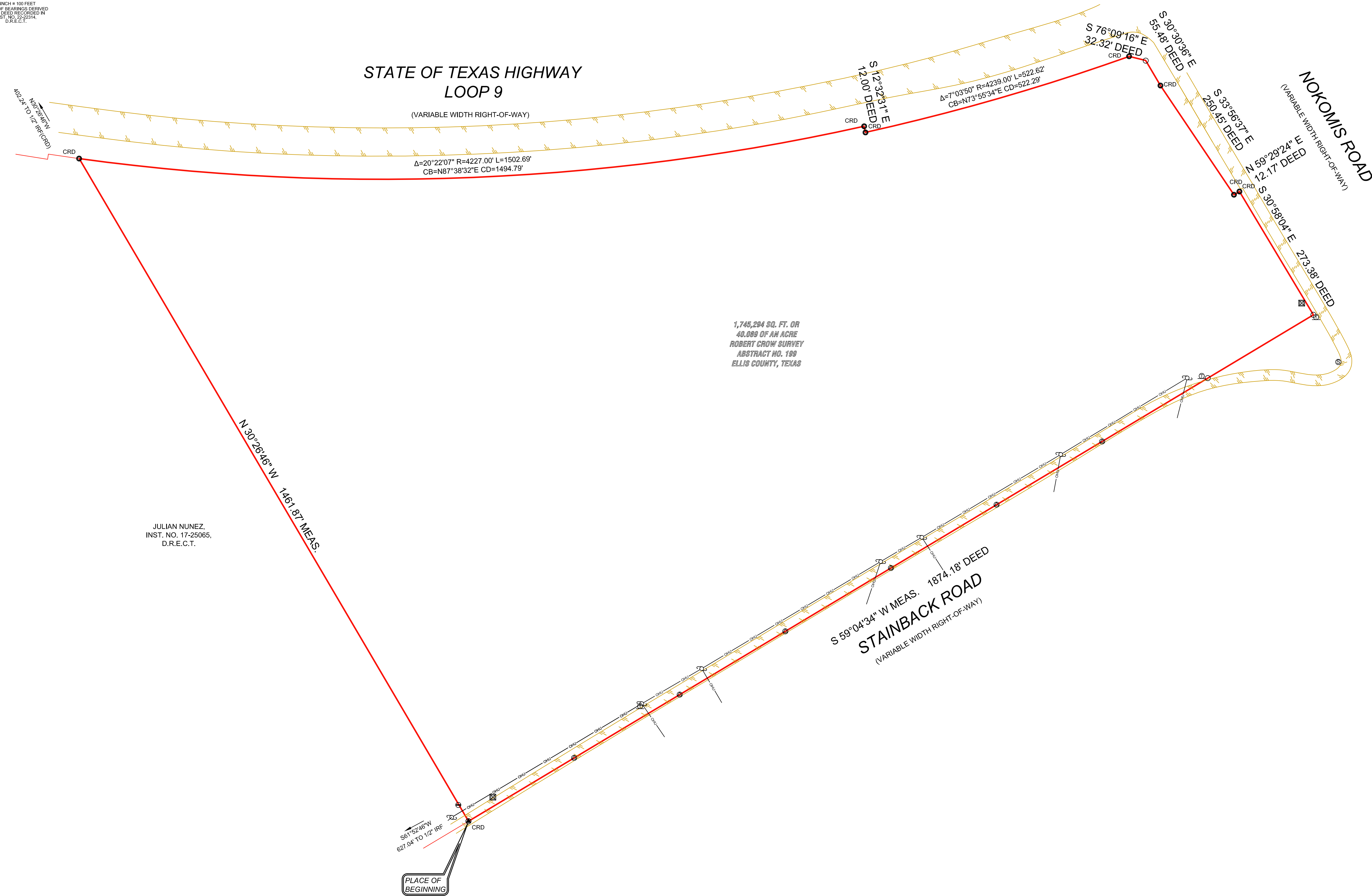


SURVEY PLAT: STAINBACK ROAD & NOKOMIS ROAD



STATE OF TEXAS HIGHWAY LOOP 9
(VARIABLE WIDTH RIGHT-OF-WAY)



LEGAL DESCRIPTION

Being all that certain lot, tract, or parcel of land located in the Robert Crow Survey, Abstract No. 189, 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 "PK" nail found in the centerline of Stainback Road, a variable width right-of-way, at the Southeast corner of that tract of land described in deed to Julian Nunez, recorded in Instrument No. 17-25065, Deed Records, Ellis County, Texas;

Thence North $30^{\circ}26'46''$ West, a distance of 1461.85' to a 5/8" iron rod found in the South line of State of Texas Highway Loop 9, as dedicated in deeds to the State of Texas, recorded in Instrument No. 22-22314, Instrument No. 18-20708, and Instrument No. 23-00217, Deed Records, Ellis County, Texas, at the Northeast corner of the South remainder of said Nunez Tract, said point being the beginning of a curve to the left having a radius of 4227.00', a central angle of $20^{\circ}22'10''$, and a chord bearing and distance of North $87^{\circ}38'32''$ East, 1494.79';

Thence Easterly, along said South line and said curve to the left, an arc distance of 1502.69' to a 5/8" iron rod with a pink plastic cap stamped "TXDOT ROW" found for corner;

Thence South $12^{\circ}32'31''$ East, continuing along said South line, a distance of 12.00' 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 left having a radius of 4239.00', a central angle $7^{\circ}03'50''$, and a chord bearing and distance of North $73^{\circ}55'34''$ East, 522.29';

Thence Easterly, continuing along said South line and said curve to the left, an arc distance of 522.62' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the intersection of said South line with the transitional right-of-way line between said South line and the West line of Nokomis Road, a variable width right-of-way;

Thence South $76^{\circ}09'16''$ East, a distance of 32.32' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the intersection of said transitional right-of-way line with said East line;

Thence South $30^{\circ}30'36''$ East, along said East line, a distance of 55.48' to a 5/8" iron rod with a pink plastic cap stamped "TXDOT ROW" found for corner;

Thence South $33^{\circ}56'37''$ East, continuing along said East line, a distance of 250.45' to a 5/8" iron rod with a pink plastic cap stamped "TXDOT ROW" found for corner;

Thence North $59^{\circ}29'24''$ East, continuing along said East line, a distance of 12.17' to a 5/8" iron rod with a pink plastic cap stamped "TXDOT ROW" found for corner;

Thence North $59^{\circ}04'34''$ West, continuing along said East line, a distance of 273.38' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the intersection of said East line with said centerline of Stainback Road;

Thence South $59^{\circ}04'34''$ West, along said centerline, a distance of 1874.18' to the PLACE OF BEGINNING and containing 1,746,294 square feet or 40.089 acres of land.

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

NOTES

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

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.

LEGEND											
1/2" IR FOUND	1" IR FOUND	TELE BOX	BOLLARD POST	UTILITY POLE	CHIMNEY/UTILITY LINE	COVERED AREA	CONCRETE	SEALING LINE	1/2" IR FOUND	1" IR FOUND	STOP SIGN
1/2" IR SET	X-SET	CABLE BOX	LIGHT POLE	WATER METER	GUY WIRE ANCHOR	ASPHALT	GRAVEL	EASEMENT	1/2" IR FOUND	1" IR FOUND	STOP SIGN
1/2" IR FOUND	1" IR FOUND	ELECTRIC BOX	GAS METER	SAN SEW. M.H.	BARBED WIRE FENCE	FIRE LANE STRIPE	BRICK	BOUNDARY	1/2" IR FOUND	1" IR FOUND	STOP SIGN
1/2" IR FOUND	1" IR FOUND	STOP SIGN	IRIGATION VALVE	A.C. PAD	IRON FENCE	BRICK RET. WALL	STONE	MESH/BANK LINE	1/2" IR FOUND	1" IR FOUND	STOP SIGN
1/2" IR FOUND	1" IR FOUND	PORT FOR CORNER	TRAFFIC SIGN	WATER VALVE	CHAMBER FENCE	STONE RET. WALL	WOOD DECK	PARKING STRIPE	1/2" IR FOUND	1" IR FOUND	STOP SIGN
1/2" IR SET	CON. MOVEMENT	STONE ORNAMENT	FIRE HYDRANT	TRANS. BOX	WOOD FENCE	COL. RET. WALL	PAVING WALL	HANDICAP SPACE	1/2" IR SET	CON. MOVEMENT	STONE ORNAMENT
1/2" IR FOUND	PK NAIL FOUND	SAN SEW. CO.	IR. VALVE	POOL EQUIP.	FIRE RAIL FENCE	NO PARKING	TILE		1/2" IR FOUND	PK NAIL FOUND	SAN SEW. CO.

I, 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 herein as determined by survey on the ground under the supervision of the undersigned. The lines and dimensions of said property being indicated by the plat. This plat is subject to the jurisdiction of the State of Texas, and the boundaries of said property being indicated by the plat. This plat is subject to the jurisdiction of the State of Texas, and the boundaries of said property being indicated by the plat. This plat is subject to the jurisdiction of the State of Texas, and the boundaries of said property being indicated by the plat.

John S. Turner
RPLS 5310

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870025, MESQUITE, TX. 75187
PHONE: (972) 681-4875 FAX: (972) 681-4954
WWW.AWSURVEY.COM

JOHN S. TURNER
DATE: 09-15-2023
CERTIFY TO: BILLY LACY

A professional company operating in your best interests!