

RATTIKIN TITLE

801 Farm to Market Road 664

Being a tract of land situated in the D.J. Wampler Survey, Abstract No. 1146, Ellis County, Texas, same being that tract of land conveyed to Harold Parks Deborde, Jr. and Martha Ann Deborde Hazard, by deed recorded in Instrument No. 1735810 Records of Ellis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found for corner, said corner being the Northeast corner of Lot 20, Block 1, of Cedar Meadows Addition, an Addition to Ellis County, Texas, according to the Map or Plat thereof recorded in Cabinet B, Slide 48, Map or Plat Records of Ellis County, Texas and lying along the South line of FM Road 664 (public right-of-way);

THENCE North 89 degrees 05 minutes 44 seconds East, along aforementioned South line of FM Road 664, passing at a distance of 453.45 feet to a wood monument found online for reference and continuing a distance of 953.56 feet to a wood monument found online for reference and continuing a total distance of 984.34 feet to a 1/2 inch iron rod found for corner, said corner being a Northwest corner of that tract of land conveyed to Joe Perez and Rebecca H. Perez, husband and wife, by deed recorded in Volume 2086, Page 1275, Deed Records of Ellis County, Texas, from which 5/8 inch iron rod found bears South 00 degrees 16 minutes 40 seconds West, a distance of 45.64 feet for witness;

THENCE South 00 degrees 59 minutes 58 seconds East, along a West line of said Perez tract, a distance of 399.81 feet to a mag nail found for corner, from which a 5/8 inch iron rod found bears South 26 degrees 54 minutes 02 seconds West, a distance of 0.99 feet for witness;

THENCE South 88 degrees 56 minutes 35 seconds West, along a North line of said Perez tract, a distance of 64.93 feet to a mag nail found for corner;

THENCE South 00 degrees 02 minutes 08 seconds West, along a West line of said Perez tract, a distance of 55.00 feet to a point for corner, from which a fence post found bears North 55 degrees 36 minutes 37 seconds East, a distance of 0.62 feet for witness;

THENCE North 89 degrees 24 minutes 51 seconds East, along the South line of said Perez tract, a distance of 361.82 feet to a 1/2 inch iron rod found for corner, said corner being the Southeast corner of said Perez tract and lying along the West line of Lot 4, Block 1 of Ridgecrest Estates, an Addition to Ellis County, Texas, according to the Map or Plat thereof recorded in Cabinet B, Slides 120-122, Map or Plat Records of Ellis County, Texas;

THENCE South 00 degrees 37 minutes 03 seconds East, along the West line of said Lot 4 of Ridgecrest Estates, a distance of 1259.10 feet to a point for corner, said corner lying along the West line of Lot 14, Block 1 of said Ridgecrest Estates and being the Northeast corner of Lot 1, Block 1 of Ridge Crest Estates, an Addition to Ellis County, Texas, according to the Map or Plat thereof recorded in Cabinet B, Slide 275, Map or Plat Records of Ellis County, Texas;

THENCE South 89 degrees 05 minutes 48 seconds West, along the North line of Lot 1 said Ridge Crest Estates (B/275), a distance of 1016.55 feet to a 1/2 inch iron rod found for corner, said corner being the common Northwest corner of Lot 8, Block 1 and the Northeast corner of Lot 9 of said Ridge Crest Estates (B/275);

THENCE South 89 degrees 57 minutes 48 seconds West, along the North line of Lot 9 of said Ridge Crest Estates (B/275), a distance of 234.80 feet to a point for corner, said corner lying along Southeast corner of Lot 13, Block 1, of Cedar Meadows Addition, an Addition to Ellis County, Texas, according to the Map or Plat thereof recorded in Cabinet B, Slide 48, Map or Plat Records of Ellis County, Texas, from which a 1/2 inch iron rod found bears North 10 degrees 17 minutes 06 seconds East, a distance of 1.39 feet for witness;

THENCE North 01 degrees 41 minutes 10 seconds West, along the East line of said Lot 13 of said Cedar Meadows Addition, passing at a distance of 493.71 feet to a 2 inch iron pipe found online for corner, at the common Northeast corner of Lot 14 and the Southeast corner of Lot 15 of said Cedar Meadows Addition, continuing at a distance of 1667.54 feet to a 5/8 inch iron rod found online for reference and continuing a total distance of 1712.66 feet to the POINT OF BEGINNING and containing 2,035,013 square feet or 46.72 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor Todd Fincher hereby certifies to Pavan Nallamala, Gyru Kommineni, Neelima Venreddy, and Rattikin Title Company, in connection with the transaction described in G.F. No. VI-21-2598 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 are 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 11th day of August, 2021

Todd Fincher
Todd Fincher
Registered Professional Land Surveyor No. 5633



NOTE: According to the F.I.R.M. in Map No. 48139C0075F, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

ACCEPTED BY: SIGNATURE DATE SIGNATURE DATE

NOTES:
BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE.

PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN: VOL. 511, PG. 554

LINE	BEARING	DISTANCE
L1	S 88°56'35" W	64.93'
L2	S 00°02'08" W	55.00'
L3	S 89°57'48" W	234.80'

REVISIONS		
DATE	BY	NOTES

LEGEND	
CM CONTROLLING MONUMENT	PE POOL EQUIPMENT
1/2" IRON ROD FOUND	COLUMN
1/2" IRON ROD SET	AIR CONDITIONING
2" IRON PIPE FOUND	FIRE HYDRANT
5/8" ROD FOUND	COVERED PORCH, DECK OR CARPORT
FENCE POST CORNER	DES DES OVERHEAD ELECTRIC SERVICE
MAG NAIL FOUND	OVERHEAD POWER LINE
UNDERGROUND ELECTRIC	CONCRETE PAVING
OVERHEAD ELECTRIC	DOUBLE SIDED WOOD FENCE
POWER POLE	
5/8" IRON ROD FOUND	
GRAVEL/ROCK ROAD OR DRIVE	



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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 100'	8/11/2021	1918180-01	SEE CERT.	MARIA/CAJ

METES AND BOUNDS

D.J. WAMPLER SURVEY, ABSTRACT NO. 1146

COLLIN COUNTY, TEXAS

801 FARM TO MARKET ROAD 664