



0' 50' 100'
SCALE: 1" = 100'

T. EDWARDS SURVEY
ABSTRACT NO. 342

GARY A. SHEPHERD
VOL. 2169, PG. 2398
OPRECT

DUKE ROAD
(VARIABLE WIDTH
UNRECORDED ROW)

APPROXIMATE ABSTRACT LINE
GRAVEL ROAD N 58°47'39" E 448.81'
N 58°47'39" E 341.10'

P.O.B.
TRACT 1

LINE	BEARING	DISTANCE
L1	S 59°54'51" W	158.89'
L2	N 31°10'00" W	89.00'
L3	S 53°08'17" E	120.75'
L5	S 55°23'59" E	70.36'

ROBERT L. HOWARD
INST. NO. 1935532
OPRECT



TRACT 1
11.000 ACRES

TRACT 2
10.998 ACRES

I, TIMOTHY L. JACKSON, RPLS, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY DIRECT SUPERVISION, ON THE DATE SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS SURVEY PER THE DESCRIPTION SHOWN HEREON. THE SIZE LOCATION AND TYPE OF BUILDINGS AND VISIBLE IMPROVEMENTS ARE AS SHOWN.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYOR'S STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION IV SURVEY.

TIMOTHY L. JACKSON
REGISTRATION NUMBER 5644
DATED: 11/23/2020



N 30°50'48" W 1034.45'

S 30°50'48" E 1128.18'
N 30°50'48" W 1128.18'

S 30°13'30" E 526.74'

JANA LEE DRAKE
INST. NO. 1818429
OPRECT

ZONE "A"
SEE FLOOD NOTE

ZONE "X"
E FLOOD NOTE

RONALD DICKEY AND
DEANA CROSS
INST. NO. 1629580
OPRECT

J. HOLT SURVEY
ABSTRACT NO. 471

W.J. STOKES SURVEY
ABSTRACT NO. 985

ELECTRIC
TRANSMISSION
TOWER

ELECTRIC
TRANSMISSION
TOWER

1/2" CIRF "GSW SURVEYING"
S 59°06'52" W 297.54'
S 59°06'52" W 289.42'

FM HIGHWAY 77
(VARIABLE WIDTH ROW)

P.O.B.
TRACT 2

NOTES:

BEARING BASIS FOR THIS SURVEY IS TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 83, PER GPS OBSERVATIONS

THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY FOR EASEMENTS OR ENCUMBRANCES THAT MAY AFFECT THE SUBJECT PROPERTY.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF E CURRENT TITLE REPORT.

UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF VISIBLE APPURTENANCES.

AS SHOWN HEREON, A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "X" - DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AND A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - ZONE "A" - DEFINED AS "NO BASED FLOOD ELEVATIONS DETERMINED", ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48139C0575F DATED JUNE 3, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

CIRS = 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXRCS" SET

(XXX) INDICATE RECORD OR DEED CALLS

LEGEND:

- ⊗ ELECTRIC METER
- ⊙ POWER POLE
- ⊕ TELEPHONE MARKER
- ⊖ TELEPHONE PEDESTAL
- ⊗ TELEPHONE PULLBOX
- ⊙ WATER METER
- x-x-x- FENCE LINE (VARIOUS TYPES)
- o-o-o- OVERHEAD UTILITY LINES
- 1/2" IRF (UNLESS OTHERWISE NOTED)
- CIRS 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXRCS" SET
- CIRF CAPPED IRON ROD FOUND
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- OPRECT OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
- (XXX) INDICATE RECORD OR DEED CALLS
- ROW RIGHT-OF-WAY

PROPERTY DESCRIPTION: TRACT 1

BEING A TRACT OF LAND SITUATED IN THE W.J. STOKES SURVEY, ABSTRACT NO. 985, ELLIS COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO WALTER WM. HOFHEINZ, TRUSTEE OF THE MARILYN MORRISON IRREVOCABLE SUPPORT TRUST, RECORDED IN INSTRUMENT NO. 1907216, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO ROBERT L. HOWARD, RECORDED IN INSTRUMENT NO. 1935532, OPRECT, IN THE NORTH LINE OF SAID HOFHEINZ TRACT AND THE COMMON SOUTH RIGHT-OF-WAY (ROW) LINE OF DUKE ROAD (A VARIABLE WIDTH UNRECORDED ROW), FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID HOWARD TRACT, BEARS S 58°33'33" W, A DISTANCE OF 297.50 FEET;

THENCE N 58°47'39" E, ALONG THE NORTH LINE OF SAID HOFHEINZ TRACT AND THE COMMON SOUTH ROW LINE OF SAID DUKE ROAD, A DISTANCE OF 448.81 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

THENCE S 30°50'48" E, OVER AND ACROSS SAID HOFHEINZ TRACT, A DISTANCE OF 1128.18 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER IN THE SOUTH LINE OF SAID HOFHEINZ TRACT AND THE NORTH ROW LINE OF F.M. HIGHWAY 77 (A VARIABLE WIDTH ROW);

THENCE ALONG THE SOUTH LINE OF SAID HOFHEINZ TRACT AND THE COMMON NORTH ROW LINE OF SAID F.M. HIGHWAY 77, AS FOLLOWS:

S 59°54'51" W, A DISTANCE OF 158.89 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

N 31°10'00" W, A DISTANCE OF 89.00 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

S 59°06'52" E, A DISTANCE OF 289.42 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE SOUTHEAST CORNER OF SAID HOWARD TRACT, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "GSW SURVEYING" FOUND FOR THE SOUTHWEST CORNER OF SAID HOWARD TRACT, BEARS S 59°06'52" W, A DISTANCE OF 297.54 FEET;

THENCE N 30°50'48" W, ALONG THE EAST LINE OF SAID HOWARD TRACT, A DISTANCE OF 1034.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.000 ACRES OF LAND MORE OR LESS.

PROPERTY DESCRIPTION: TRACT 2

BEING A TRACT OF LAND SITUATED IN THE J. HOLT SURVEY, ABSTRACT NO. 471, THE W.J. STOKES SURVEY, ABSTRACT NO. 985, ELLIS COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO WALTER WM. HOFHEINZ, TRUSTEE OF THE MARILYN MORRISON IRREVOCABLE SUPPORT TRUST, RECORDED IN INSTRUMENT NO. 1907216, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID HOFHEINZ TRACT, THE COMMON SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO RONALD DICKEY AND DEANA CROSS, RECORDED IN INSTRUMENT NO. 1629580, OPRECT, IN THE NORTH ROW LINE OF F.M. HIGHWAY NO. 77 (A CALLED '80' ROW), FROM WHICH A 1/2" IRON ROD FOUND, BEARS N 62°00'26" E, A DISTANCE OF 26.30 FEET;

THENCE S 59°54'51" W, ALONG THE SOUTH LINE OF SAID HOFHEINZ TRACT AND THE NORTH ROW LINE OF SAID F.M. HIGHWAY 77, A DISTANCE OF 683.61 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

THENCE N 30°50'48" W, OVER AND ACROSS SAID HOFHEINZ TRACT, A DISTANCE OF 1128.18 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER IN THE NORTH LINE OF SAID HOFHEINZ TRACT AND THE COMMON SOUTH RIGHT-OF-WAY (ROW) LINE OF DUKE ROAD (A VARIABLE WIDTH UNRECORDED ROW), FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID HOFHEINZ TRACT, BEARS S 58°47'39" W, A DISTANCE OF 448.81 FEET;

THENCE N 58°47'39" E, ALONG THE NORTH LINE OF SAID HOFHEINZ TRACT AND THE COMMON SOUTH ROW LINE OF SAID DUKE ROAD, A DISTANCE OF 341.10 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE NORTHEAST CORNER OF SAID HOFHEINZ TRACT, IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO JANA LEE DRAKE, RECORDED IN INSTRUMENT NO. 1818429, OPRECT;

THENCE ALONG THE EAST LINE OF SAID HOFHEINZ TRACT, THE COMMON WEST LINE OF SAID DRAKE TRACT AND THE APPROXIMATE CENTERLINE OF SAID DUKE ROAD, AS FOLLOWS:
S 30°13'30" E, A DISTANCE OF 526.74 FEET TO A 1" IRON PIPE FOUND FOR ANGLE POINT FOUND FOR CORNER;

S 53°08'17" E, A DISTANCE OF 120.75 FEET TO AN X-CUT FOUND IN A BRIDGE FOR THE SOUTHWEST CORNER OF SAID DRAKE TRACT AND THE COMMON NORTHWEST CORNER OF SAID DICKEY TRACT;

THENCE CONTINUING ALONG THE EAST LINE OF SAID HOFHEINZ TRACT, THE COMMON WEST LINE OF SAID DICKEY TRACT AND THE APPROXIMATE CENTERLINE OF SAID DUKE ROAD, AS FOLLOWS:

S 55°23'59" E, A DISTANCE OF 70.36 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

S 62°51'16" E, A DISTANCE OF 515.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.998 ACRES OF LAND MORE OR LESS.

LAND TITLE SURVEY
TRACT 1 - 11.000 ACRES
TRACT 2 - 10.998 ACRES

SITUATED IN THE
J. HOLT SURVEY
ABSTRACT NO. 471
&
W.J. STOKES SURVEY
ABSTRACT NO. 985
ELLIS COUNTY, TEXAS

PROJECT NO. 1691

TEXAS REALITY CAPTURE & SURVEYING, LLC

P.O. BOX 252
WAXAHACHIE, TEXAS 75168
409.516.0336
TBPLS FIRM NO. 10194359

TEXAS REALITY CAPTURE & SURVEYING, LLC