



Highway 342

Being a tract of land situated in the Edmund Sherley 640 Acre Survey, Abstract No. 1013, Ellis County, Texas, same being that tract of land conveyed to Roy Lee Filgo and Lana Henslee Filgo, in equal shares (Tract 3), by deed recorded in Volume 1611, Page 906, 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 being the West corner of that tract of land conveyed to Robert Lee Goodloe, Jr., a single person, by deed recorded in Instrument No. 2133460, Official Public Records of Ellis County, Texas, and lying along the Southeast line of BNSF and UP Railroad (100 foot right-of-way);

THENCE North 88 degrees 45 minutes 00 seconds East, along the Southwest line of said Goodloe tract, a distance of 113.93 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner lying along the Northwest line of Highway 342 (variable width right-of-way);

THENCE South 27 degrees 17 minutes 23 seconds West, along said Northwest line of Highway 342, a distance of 3163.44 feet to a power pole for corner, said corner being the Northeast corner of that tract of land conveyed to The State of Texas, acting by and through the Texas Transportation Commission, by deed recorded in Instrument No. 2118442, Official Public Records of Ellis County, Texas;

THENCE South 62 degrees 07 minutes 01 second West, a distance of 17.08 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner;

THENCE North 82 degrees 58 minutes 05 seconds West, a distance of 96.30 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the North corner of said State of Texas tract, and lying along the aforementioned Southeast line of BNSF and UP Railroad, from which a 5/8 inch iron rod found bears North 07 degrees 41 minutes 32 seconds East, a distance of 298.14 feet, at the South corner of Lot 3 and East corner of Lot 4 in Block A of Alamo Mission, an addition in Ellis County, Texas, according to the Map or Plat thereof recorded in Instrument No. 2436468, Official Public Records of Ellis County, Texas;

THENCE North 27 degrees 17 minutes 24 seconds East, along said Southeast line of BNSF and UP Railroad, a distance of 3156.37 feet to the POINT OF BEGINNING and containing 316,745 square feet or 7.27 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to National Title Group Latham Pou and Associates, in connection with the transaction described in G.F. No. 252600108 that, (a) this survey and the property description set forth herein 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 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 12th day of March, 2026

Bryan Connolly
Registered Professional Land Surveyor



NOTES:
BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE. EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN: VOLUME 511, PAGE 536, VOLUME 515, PAGE 716, VOLUME 561, PAGE 141-BLANKET IN NATURE, VOLUME 648, PAGE 932, VOLUME 720, PAGE 133, VOLUME 862, PAGE 681, COUNTY CLERK'S FILE NO. 1713048, COUNTY CLERK'S FILE NO. 2117442, COUNTY CLERK'S FILE NO. 1828186, COUNTY CLERK'S FILE NO. 2115650

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY:
VOLUME 2578, PAGE 1087, VOLUME 2586, PAGE 979, VOLUME 2584, PAGE 2496



NOTE: According to the F.I.R.M. in Map No. 48139C0070G, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

LINE	BEARING	DISTANCE
L1	N 88°45'00" E	113.93'
L2	S 62°07'01" W	17.08'
L3	N 82°58'05" W	96.30'

DATE	BY	NOTES
04/15/2026	MARIA	BOUNDARY

LEGEND	
CM	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET
○	1" IRON PIPE FOUND
○	5/8" ROD FOUND
□	FENCE POST CORNER
□	MONUMENT FOUND
▲	UNDERGROUND ELECTRIC
○	OVERHEAD ELECTRIC
●	POWER POLE
▲	POINT FOR CORNER
▲	GRAVEL/ROCK ROAD OR DRIVE
PE	POOL EQUIPMENT
■	COLUMN
AC	AIR CONDITIONING
○	FIRE HYDRANT
○	DES - DES
○	CHP - CHP
○	ASPHALT PAVING
○	CHAIN LINK FENCE
○	WOOD FENCE
○	0.5" WIDE TYPICAL BARBED WIRE
○	IRON FENCE
○	FIRE FENCE
○	COVERED PORCH, DECK OR CARPORT
○	OVERHEAD ELECTRIC SERVICE
○	OVERHEAD POWER LINE
○	CONCRETE PAVING
○	DOUBLE SIDED WOOD FENCE

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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 200'	03/12/2026	13115	SEE CERT.	MARIA

METES AND BOUNDS

EDMUND SHERLEY 640 ACRE SURVEY, ABSTRACT NO. 1013 AND THE BENJAMIN E. FRAZIER SURVEY, ABSTRACT NO. 371

ELLIS COUNTY, TEXAS

HIGHWAY 342