

FIELD NOTES
 1.6002 ACRES
 PORTION OF LOT 2R, BLOCK C
 NORTH GROVE BUSINESS PARK
 PHASES TWO AND FOUR

BEING all that certain lot, tract or parcel of land in the A.S. Pruett Survey, in the City of Waxahachie, in Ellis County, Texas, and being a portion of LOT 2R in BLOCK C of NORTH GROVE BUSINESS PARK, PHASES TWO AND FOUR according to the plat thereof recorded in Cabinet K, Slide 9, Plat Records, Ellis County, Texas (P.R.E.C.T.) and being a part of the tract described in deed from BJB Investments LC to Ledbetter Real Estate LTD, recorded in Volume 1898, Page 1026, Official Public Records, Ellis County, Texas and being more particularly described by its metes and bounds as follows:

BEGINNING at a 5/8 inch steel rod with yellow plastic cap stamped "TXRCS" found on the south right of way line of Corporate Parkway, at the common north corner of said Lot 2R and Lot 1R of said Block of NORTH GROVE BUSINESS PARK PHASES TWO AND FOUR, having Texas Coordinate System, North Central Zone values of N = 6851708.976 and E = 2481549.677

THENCE S 00° 01' 06" E, with the common line of said Lots 1R and 2R, 241.87 feet to their common south corner on the south line of said Block and the north line of the Flood Management Area as shown on the plat of NORTH GROVE BUSINESS PARK PHASES TWO AND FOUR, an addition to said City according to the plat thereof recorded in Cabinet J, Slide 419, P.R.E.C.T, to a 5/8 inch steel rod with yellow plastic cap stamped "TXRCS" found;

THENCE with the south line of said Lot 2R and said Block C and the north line of said Flood Management Area, the following courses and distances: N 84°56'25" W, 56.06 feet to a 5/8 inch steel rod with yellow plastic cap stamped "TXRCS" found; S 85°01'39" W, 245.50 feet to a 5/8 inch steel rod with yellow plastic cap stamped "TXRCS" found; and S 62°59'53" W, 2.46 feet to a 1/2" steel rod set for the southwest corner of this tract;

THENCE through said LOT 2R N 10°29'25" W, 199.91 feet to a 1/2" steel rod set in the north line of LOT 2R and in the south line of the Corporate Parkway R.O.W. for the northwest corner of this tract;

THENCE N 79°30'35" E, 344.69 feet along the north line of LOT 2R and this tract and along the south line of said CORPORATE PARKWAY R.O.W. to the point of beginning and containing approximately 1.6002 acres of land.

SURVEYORS DECLARATION:

TO THE LIEN HOLDERS AND/OR THE OWNERS AND/OR THE PURCHASERS OF THE PREMISES SURVEYED AND TO: TOWN SQUARE TITLE COMPANY, LLC

I hereby declare that in October, 2021, this survey was made on the ground as per the field notes shown on this survey and is true, correct and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way.

Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets or alleys by any improvements on the subject property and there are no conflicts or protrusions.

I further declare to the following conditions:

1. That no portion of the said tract lies within a Special Flood Hazard Boundary according to the Flood Insurance Rate Map for Ellis County, Texas. Map # 48139C0200 F, Revised by Letter of Map Revision Case No. 13-06-429P, Dated 1/29/2015.
2. This survey reflects the above ground (visible) location of utilities. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service, or abandoned. Further, the surveyor does not warrant that the underground utilities shown are in the exact location indicated. Underground utilities which may affect this property were not located during the course of this survey, but has made an attempt to locate as accurately as possible any underground utility indicated by above ground evidence.
3. Information in parenthesis are from public records (Deed calls).
4. Bearing sources are as per record plat or field notes description.
5. This survey was prepared in conjunction with Trinity Abstract and Title Company Commitment for Title Insurance, G.F. No. 020-45426, dated June 17, 2021. The easements, rights-of-way, or other exceptions noted hereon are according to the Schedule B therein. The surveyor has not abstracted the property. Based on the easements and/or deeds furnished by the aforesaid title company, the following do not appear to affect the subject property:

- ESMT TO LUCY BUNCH - 452/123 DRECT;
- TEXAS POWER & LIGHT - 330/502, 369/306, 466/227, 484/162 DRECT;
- ROCKETT WATER SUPPLY CORP - 511/612 DRECT;
- 330/502 DRECT
- CITY OF WAXAHACHIE - 707/457 DRECT
- RBC JOINT VENTURE - 1560/345 OPRECT;
- SANITARY SEWER & TEMP. CONSTRUCTION ESMT. - INST. 20-38984;

6. Unless otherwise labeled, all property corners indicated as "Set" are 1/2" diameter steel rods with orange plastic caps marked (RPLS 4480)

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 3 Survey.

Stuart G. Hamilton
 Stuart G. Hamilton, R.P.L.S. # 4480
 Davis & McDill, Inc.

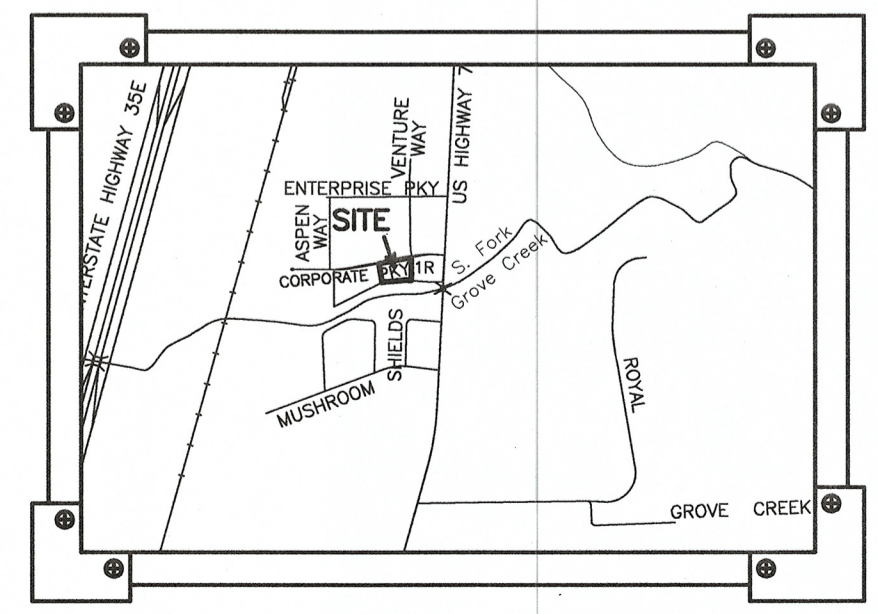
OCT 14 2021
 Date

REVISIONS	BY

DAVIS & MCDILL, Inc.
 ENGINEERS
D&M
 SURVEYORS
 CONSULTING ENGINEERS
 428 WAXAHACHIE, TEXAS 75168
 PHONE: 972-938-1166
 (A Texas licensed surveying firm # 10194681, and a Texas licensed engineering firm # F-8439)

LEGEND	
O	Property Corner Symbol
Fnd.	Found
S.R.	Steel Rod
S.P.	Steel Pipe
U.E.	Utility Easement
P/P	Utility Pole
R.O.W.	Right of Way
P.O.B.	Point of Beginning
C/L	Centerline
→	Drainage Flow
X	Spot Elevations
B.L.	Building Line
W/L	Water Line
W/M	Water Meter
M/H	Sewer Manhole
C/O	Cleanout
F/H	Fire Hydrant
W/V	Water Valve
D.U.E.	Drainage & Utility Esmt
T/R	Telephone Riser

LEGEND	
X	Wire Fence
- -	Wood Fence
- -	Iron Fence
-	Chain Link Fence
	Railroad Track
-C-	Cable TV
-GAS-	Gas Line
-P-	Petroleum Pipeline
-E-	Electric Line
-SS-	Sanitary Sewer Line
-W-	Water Line
-UGT-UGT-	Underground Telephone
-T-	Telephone



THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN RED INK

LAND TITLE SURVEY
1.6002 ACRES PORTION OF
LOT 2R, BLOCK C
NORTH GROVE BUSINESS PARK
PHASES TWO & FOUR
 A. S. PRUETT SURVEY, A-848, J. SHAVER SURVEY, A-1000
 E. C. NEWTON SURVEY, Abst. 790
 City of Waxahachie, Ellis County, Texas

Date: **10-14-2021**
 Scale: **1" = 50'**
 Drawn: **DAM**
 Job: **221-0036-TITLE**
 Sheet **1**
 of **1** sheets.

