

LEGAL DESCRIPTION:
 BEING all that parcel of land located in Ellis County, Texas and being a part of the AJ McCasland Survey, Abstract No. 720, being a part of that called 114.846 acre tract of land described in deed to Gadohi, LLC. recorded in County Clerk's Instrument Number 2334400, Real Property Records Ellis County, Texas, and being further described as follows:

COMMENCING at a one-half inch iron rod found for the west corner of said 114.846 acre tract of land, said point being at the north corner of that called First Tract, a 175.64 acre tract of land described in deed to James Wilbur Colvin recorded in Volume 440, Page 274 and 276, Deed Records Ellis County, Texas, said point being in the southeast line of that called 124.084 acre tract of land described in deed to Pinhas Bendayan recorded in Volume 1022, Page 312, Deed Records Ellis County, Texas and said point being in the approximate centerline of Sandswitch Road (an unrecorded right-of-way), to which a one-half inch iron rod with cap stamped "3B" set for the south corner of said 114.846 acre tract of land bears, South 31 degrees 34 minutes 38 seconds East, at 2,370.76 feet;

THENCE North 59 degrees 00 minutes 13 seconds East, 1,860.44 feet along the approximate centerline of Sandswitch Road to a one-half inch iron rod with cap stamped "3B" set for the north corner of said 114.846 acre tract of land, said point being at the east corner of said 124.084 acre tract of land, said point being at the south corner of that called 108.654 acre tract of land described in deed to Pinhas Bendayan recorded in Volume 1042, Page 236, Deed Records Ellis County, Texas and said point being at the west corner of Tract 1, Pleasant View Farm Estates, an addition to Ellis County, Texas recorded in Cabinet B, Slide 22-A, Plat Records Ellis County, Texas;

THENCE South 31 degrees 25 minutes 44 seconds East, 651.90 feet along the northeast line of said 114.846 acre tract of land and along the approximate centerline of Sandswitch Road to a one-half inch iron rod with cap stamped "3B" set in the southwest line of Tract 3 of said Pleasant View Farm Estates and said point being the POINT OF BEGINNING of this tract of land;

THENCE South 31 degrees 25 minutes 44 seconds East, 650.38 feet along the northeast line of said 114.846 acre tract of land and along the approximate centerline of Sandswitch Road to a one-half inch iron rod with cap stamped "3B" set in the southwest line of Tract 5 of said Pleasant View Farm Estates;

THENCE South 58 degrees 34 minutes 16 seconds West, at 30.00 feet passing a one-half inch iron rod with cap stamped "3B" set for witness, in all a total distance of 750.80 feet to a one-half inch iron rod with cap stamped "3B" set for corner;

THENCE North 30 degrees 59 minutes 47 seconds West, 650.40 feet to a one-half inch iron rod with cap stamped "3B" set for corner;

THENCE North 58 degrees 34 minutes 16 seconds East, at 715.89 feet passing a one-half inch iron rod with cap stamped "3B" set for witness, in all a total distance of 745.89 feet to the POINT OF BEGINNING and containing 486,713 square feet or 11.1734 acres of land.

Basis of Bearing is derived from GPS observations relative to the Texas WDS RTK Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83.

Surveyor's Certification:
 To: Gadohi, LLC., Karnes County National Bank, and Fidelity National Title Insurance Company

I hereby certify that this plat and description, as shown hereon, is a true and accurate representation, the best of my knowledge and belief, of the property as determined by an on-the-ground survey performed under my direct supervision during the month of October, 2023. This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 4, Land Title Survey and meets the current standards as adopted by the Texas Board of Professional Engineers and Land Surveyors.

Edward Scott Bacak
 Edward Scott Bacak, R.P.L.S. No. 6248

EASEMENT NOTES:
 Reference: Fidelity National Title Insurance Company's Commitment for Title Insurance GF No. FT-44139-9001392300743-MC dated December 18, 2023, as issued December 28, 2023.

Schedule B:
 Item 10h. Right-of-way easement to Navarro County Electric Cooperative, Inc. recorded in Volume 344, Page 403, Deed Records Ellis County, Texas is blanket in nature and does affect the subject tract.

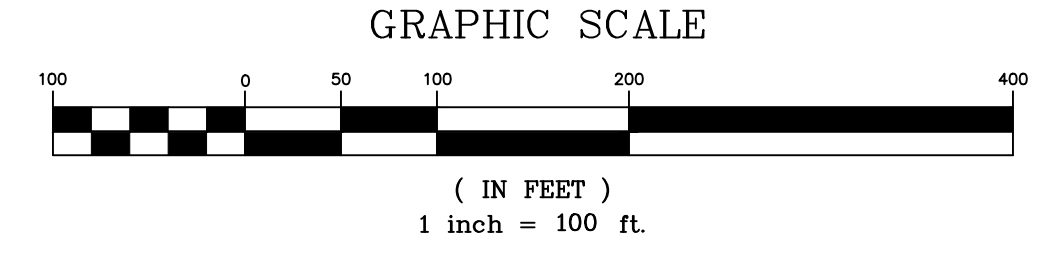
(TRACT 5)			
BOUNDARY SURVEY-11.1734 ACRES			
AJ MCCASLAND SURVEY-ABSTRACT NO. 720			
Ellis County, Texas			
1.	Updated ownership information and addressed title commitment	esb	1/05/24
NO.	REVISION	BY	DATE
PROJECT NO.:	GTA002		SHEET 1 OF 1
DATED:	November 01, 2023		

656 Bacak Road
 Ennis, Texas 75119
 972-825-7949

TRPLS FIRM NO. 10104480

FLOOD STATEMENT: According to Community Panel No. 48139C0525F, dated June 3, 2013 of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Zone "X", (areas determined to be outside 500-year floodplain), which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

- LEGEND**
- 1/2" IRS IRON ROD SET
 - 1/2" IRF IRON ROD FOUND
 - CMP CORRUGATED METAL PIPE
 - CONC. CONCRETE
 - RCF REINFORCED CONCRETE PIPE
 - TELE TELEPHONE
 - UGL UNDERGROUND UTILITY LINE
 - INST. NO. INSTRUMENT NUMBER
 - PG. PAGE
 - VOL. VOLUME
 - D.R.E.C.T. DEED RECORDS ELLIS COUNTY, TEXAS
 - R.P.R.E.C.T. REAL PROPERTY RECORDS ELLIS COUNTY, TEXAS
 - Ø POWER POLE



Plotted by: EdwardBacak Plot Date: 1/5/2024 11:26 AM
 Tract 5.dwg Saved By: EdwardBacak Save Time: 11/1/2023 1:57 PM
 Drawing: C:\Users\EdwardBacak\OneDrive - Tract 5.dwg