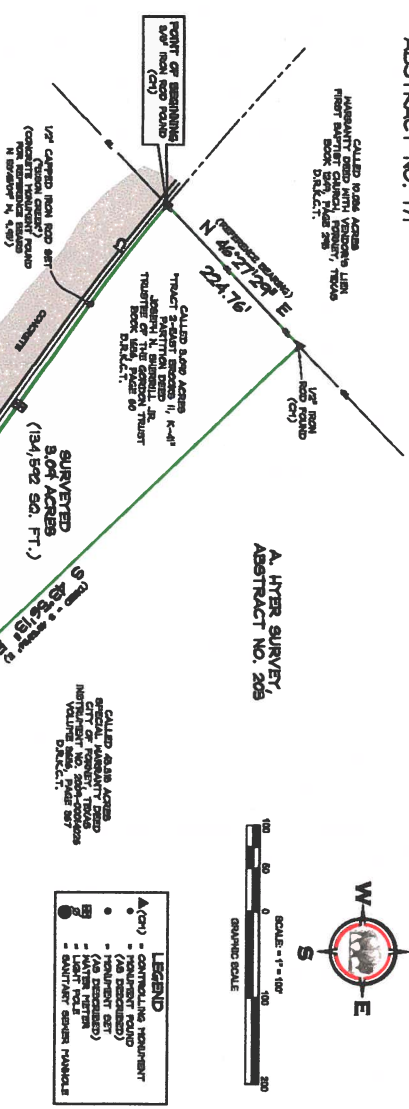
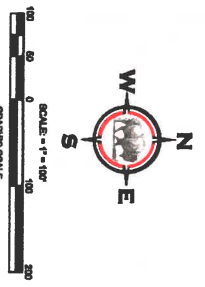


**J. GREGG SURVEY,
ABSTRACT NO. 171**

CALLER'S ROAD ACROSS
NEIGHBORHOOD WITH VISIBLE LIGHT
NEAR BENTLEY ROAD, FERRYWAY, TEXAS
D.R.K.C.T.

**A. HYER SURVEY,
ABSTRACT NO. 203**



LEGEND

- ▲(C/I) = CONTROLLING HEIGHT
- = 4/8\"/>

SCHEDULE B ITEMS
SUBJECT TO THE FOLLOWING:

- 10) c. Valuable and apparent easements on or across property described in Schedule A.
- d. Any portion of subject property lying within the boundaries of a public or private roadway, whether dedicated or not.
- f. Right of Way Easement dated July 12, 1929 executed by Gordon T. Sherrell, J., Trustee of the Gordon Trust and Joseph N. Sherrell, J., Trustees of the Stuart Trust to the State of Texas, recorded in Volume 1029, Page 850, Official Public Records of Kaufman County, Texas.
- g. Easement and Right of Way dated October 3, 1929 executed by the West Foundation to North Texas Municipal Water District, recorded in Volume 1029, Page 850, Official Public Records of Kaufman County, Texas.
- h. Drainage Easement dated August 3, 2000 executed by Joseph N. Sherrell, J., Trustee of the Gordon Trust and Joseph N. Sherrell, J., Trustees of the Stuart Trust to the City of Ferryway, recorded in Volume 1542, Page 172, Official Public Records of Kaufman County, Texas.
- i. Drainage Easement dated August 3, 2000 executed by Joseph N. Sherrell, J., Trustee of the Gordon Trust and Joseph N. Sherrell, J., Trustees of the Stuart Trust to the City of Ferryway, recorded in Volume 1542, Page 172, Official Public Records of Kaufman County, Texas.
- j. Drainage Easement dated February 16, 2001 executed by Joseph N. Sherrell, J., Trustee of the Gordon Trust and Joseph N. Sherrell, J., Trustees of the Stuart Trust to the State of Texas, recorded in Volume 1629, Page 187, Official Public Records of Kaufman County, Texas.
- k. Easement and Right of Way dated June 4, 2001 executed by Carolyn Creditelli Masz, Trustee, et al, to the City of Ferryway, recorded in Volume 1744, Page 126, Official Public Records of Kaufman County, Texas.
- l. Right of Way and Easement dated August 23, 1948 executed by Gordon T. Hyer to Lane Star Gas Company, recorded in Volume 320, Page 271, Deed Records of Kaufman County, Texas.
- m. Partial Release of Easement dated March 31, 2003 executed by TXU Gas Company, Trustee of the Stuart Trust and Joseph N. Sherrell, J., Trustee of the Stuart Trust to the City of Ferryway, recorded in Volume 2171, Page 24, Official Public Records of Kaufman County, Texas.
- n. Partial Release of Easement dated March 29, 2003 executed by TXU Gas Company, Trustee of the Stuart Trust and Joseph N. Sherrell, J., Trustee of the Stuart Trust to the City of Ferryway, recorded in Volume 2171, Page 24, Official Public Records of Kaufman County, Texas.
- o. Partial Release of Easement dated August 29, 2003 executed by TXU Gas Company, Trustee of the Stuart Trust and Joseph N. Sherrell, J., Trustee of the Stuart Trust to the City of Ferryway, recorded in Volume 2171, Page 24, Official Public Records of Kaufman County, Texas.

9 455051' IN 34.70'
RADIUS: 1,731.44'
LENGTH: 145.12'
DELTA: 04°48'08"
CHORD BEARING AND DISTANCE:
N 82°27'52" W, 145.08'

SCHEDULE B ITEMS (continued)

1. Easement and Right of Way measured in Huerfano Deed dated March 9, 2004 executed by Joseph N. Sherrell, J., Trustee of the Gordon Trust and Joseph N. Sherrell, J., Trustees of the Stuart Trust to Chemex Petroleum III, Ltd., recorded in Volume 2297, Page 677, Official Public Records of Kaufman County, Texas.
2. Easement dated July 28, 2011 executed by Joseph N. Sherrell, J., Trustee of the Gordon Trust and Joseph N. Sherrell, J., Trustees of the Stuart Trust to Almon Energy Corporation, recorded in Volume 3924, Page 467, Official Public Records of Kaufman County, Texas.
3. Easement and Right of Way dated April 19, 2005 executed by Joseph N. Sherrell, J., Trustee of the Gordon Trust and Joseph N. Sherrell, J., Trustees of the Stuart Trust to TXU Electric Delivery Company, recorded in Volume 3623, Page 466, Official Public Records of Kaufman County, Texas.
4. Easement for Right of Way dated April 2, 2012 executed by Joseph N. Sherrell, J., Trustee of the Gordon Trust and Joseph N. Sherrell, J., Trustees of the Stuart Trust to North Texas Municipal Water District, recorded in Volume 4107, Page 854, Official Public Records of Kaufman County, Texas.
5. Easement for Right of Way dated April 2, 2012 executed by Joseph N. Sherrell, J., Trustee of the Gordon Trust and Joseph N. Sherrell, J., Trustees of the Stuart Trust to North Texas Municipal Water District, recorded in Volume 4107, Page 874, Official Public Records of Kaufman County, Texas.

**NOTES AND BOUNDS
STATE OF TEXAS
COUNTY OF KAUFMAN**

All that certain 3.09 acre lot, tract, or parcel of land situated in the A. Hyer Survey, Abstract No. 203, Kaufman County, Texas. Being the same land described as a 3.09 acre tract of land ("Tract 2-East Strakes II, K-41") in a partition deed to Joseph N. Sherrell, J.R., Trustee of the Gordon Trust, (D.R.K.C.T.), and being more particularly described as follows:
BEGINNING at a 3.09' iron rod found for the West corner of the heron described tract, same being the West corner of the said Sherrell tract, being the South corner of a called 10,058 acre tract of land described in a survey deed with vendor's lien to First Baptist Church, Ferryway, Texas, of Fern to Parker Road No. 711 (P.M. 741);

THENCE North 42° 27' 29" East, along the common line of the said Sherrell tract and the said City of Ferryway tract, a distance of 224.76 feet to a 1/2" iron rod found for the North corner of the heron described tract, same of the said First Baptist Church tract, being in the Southeast line of 49.316 acre tract of land described in a special inventory deed to City of Ferryway, Texas, recorded in Instrument No. 2004-0001025 (Volume 3656, Page 567), D.R.K.C.T.;
THENCE South 45° 50' 18" East, along the common line of the said Sherrell tract and the said City of Ferryway tract, a distance of 48.460 feet to the North corner of the said City of Ferryway tract, being in the Southeast line of land described in a special inventory deed to Ferryway/Holloway II, LLC, a Texas Limited Liability Company, recorded in Instrument No. 2009-0000702 (Volume 3823, Page 403), D.R.K.C.T., and continuing along the East corner of the heron described tract, same being the East corner of the said Sherrell tract, and being in the Southeast line of the said Ferryway/Holloway II tract;

THENCE South 45° 50' 18" West, along the Southeast line of the said Sherrell tract, a distance of 34.70 feet to the South corner of the said "BISON CREEK" set for the South corner of the said Sherrell tract, and being in the Northwest line of the said P.M. 741;
THENCE North 54° 51' 32" West, along the Southwest line of the said Sherrell tract, a distance of 145.12 feet to the North corner of the said "BISON CREEK" set for the South corner of the said Sherrell tract, and being in the Northwest line of the said P.M. 741, a point of curvature of a curve to the right, having a radius of 1,731.44 feet, a central angle of 04° 48' 08", and a long chord bearing and distance of North 82° 27' 52" West, 145.08 feet, from which a concrete monument found for reference bears North 82° 04' West, a distance of 9.95 feet;
THENCE Northwesterly, continuing along the Southwest line of the said Sherrell tract and the Northwest line of said P.M. 741 and along the arc of said curve to the right, an arc distance of 145.12 feet to the POINT OF BEGINNING and containing 134,692 square feet or 3.09 acres of land.

TO: Joseph N. Sherrell, J., Trustee of the Gordon Trust
First American Title Guaranty Company
Kaufman County Title & Abstract Company

1. James P. Keane, Registered Professional Land Surveyor No. 8100, do hereby certify that I am the Surveyor who has surveyed and described the results of an actual on the ground survey hereon, and describe the results of the same in the foregoing plat and report, and that I am duly qualified under any direction and supervision. This survey substantially conforms to the Minimum Standards of Practice as approved by the Texas Board of Professional Land Surveyors. This statement is not a representation of warranty or of this or anyone's ownership. This survey was performed in accordance with the rules and regulations of the State of Texas. NO OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREOF.

James P. Keane, R.P.L.S.
Tolator Registration No. 8100
BISON CREEK LAND SERVICES, LLC.
24448 IH 20
Mills Point, Texas 75164
Phone (936) 573-3600



SURVEY NOTES:

- 1) Except as shown there are no visible protrusions.
- 2) Beals of bearing to the called 3,090 acre tract of land ("Tract 2-East Strakes II, K-41") described in a partition deed to Joseph N. Sherrell, J.R., Trustee of the Gordon Trust, (D.R.K.C.T.), and being more particularly described as follows:
The Surveyor has been provided with the Commission for Title Insurance described below and has relied upon it for all matters of record affecting the subject property.
- 3) The Surveyor has been provided with the Commission for Title Insurance described below and has relied upon it for all matters of record affecting the subject property.

SCALE: 1" = 100' DATE: 10/09/17 APPROVED BY: JPK DRAWN BY: JPK CHECKED BY: DC / BJ PROJECT NO: 17-0897	SURVEY BEING A 3.09 ACRE TRACT OF LAND SITUATED IN THE A. HYER SURVEY, ABSTRACT NO. 203 KAUFMAN COUNTY, TEXAS	BISON CREEK LAND SERVICES, LLC WWW.BISON-CREEK.COM FIRM LICENSE NO. 10193880		COPYRIGHT © 2017
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