

SURVEYOR'S NOTES:

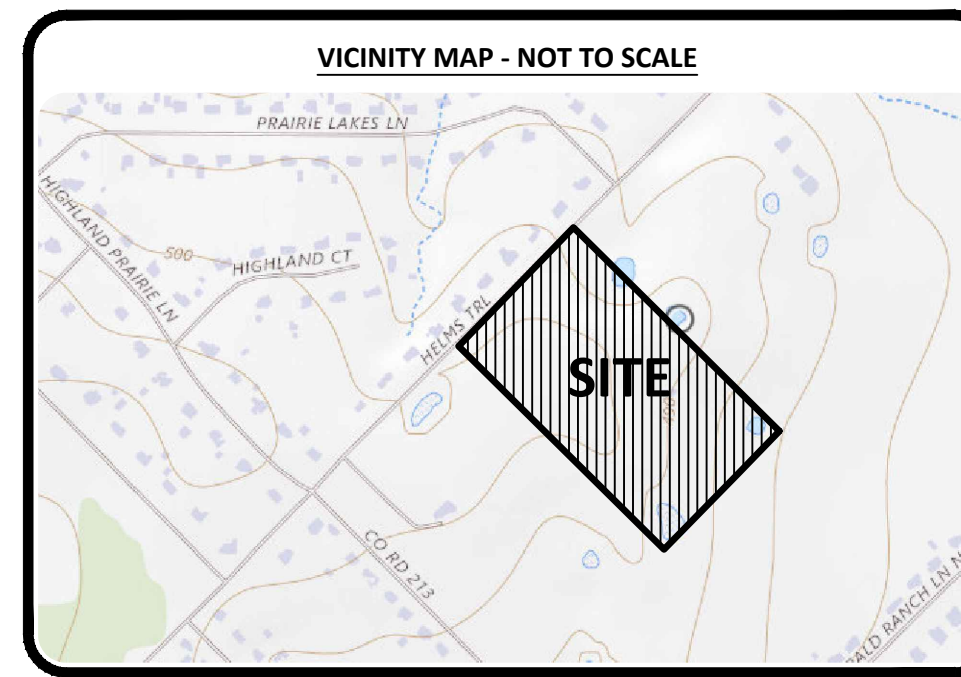
- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.000114077.
- This property lies within Zone X of the Flood Insurance Rate Map for Kaufman County, Texas and Incorporated Areas, map no. 48257C0175D, with an effective date of 7/3/2012, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.
- Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).

ALTA/NSPS NOTES

- Regarding Table "A" Item 2: Property address: "12126 Helms Trail" according to Kaufman County Appraisal District and posted on the existing building.
- Regarding Table "A" Item 14: The southwest corner of the site is approximately 1,410 feet northeast of the the intersection of Helms Trail and Highland Prairie Lane.

LEGEND OF ABBREVIATIONS

- D.R.K.C.T. DEED RECORDS, KAUFMAN COUNTY, TEXAS
- P.R.K.C.T. PLAT RECORDS, KAUFMAN COUNTY, TEXAS
- O.P.R.K.C.T. OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS
- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET



PROPERTY DESCRIPTION

BEING a tract situated in the L. Pearce survey, abstract number 373, Kaufman County, Texas, being the tract described in the deed to the Claude and Gene Prewitt Trust, recorded in document number 2175-333, Official Public Records, Kaufman County, Texas, together with the tract described in the quitclaim deed to Claude W. Prewitt and Carroll Gene Prewitt, recorded in Volume 2175, Page 332, Official Public Records, Kaufman County, Texas (O.P.R.K.C.T.), the subject tract being more particularly described as follows (bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83)):

BEGINNING at the northwest corner of said Prewitt Trust tract, lying in the asphalt pavement of Helms Trail, and from which a 1/2 inch rebar found on line bears SOUTH 45 degrees 18 minutes 14 seconds EAST, 20.00 feet;

THENCE with the northwest line of said Prewitt Trust tract, within said Helms Trail, NORTH 44 degrees 05 minutes 05 seconds EAST, a distance of 1,123.64 feet to the northeast corner of said Prewitt Trust tract, from which a 1/2 inch rebar found on line bears SOUTH 45 degrees 19 minutes 43 seconds EAST, 26.91 feet;

THENCE with the northeast line of said Prewitt Trust tract, SOUTH 45 degrees 19 minutes 43 seconds EAST, passing said 1/2 inch rebar at 26.91 feet, passing the northernmost corner of the Prewitt tract described in said quitclaim deed, continuing for a total distance of 1,969.83 feet to a 1/2 inch rebar found at the easternmost corner of said Prewitt tract described in said Quitclaim deed;

THENCE with the southeast line of said quitclaim deed, the following calls:

- SOUTH 44 degrees 11 minutes 07 seconds WEST, a distance of 16.81 feet;
- SOUTH 44 degrees 03 minutes 16 seconds WEST, a distance of 387.57 feet;
- SOUTH 44 degrees 26 minutes 23 seconds WEST, passing at a distance of 521.16 feet a 1/2 inch rebar found at the common northwest corner of Lots 12 and 13, Emerald Ranch Estates, an addition in Kaufman County, Texas, according to the plat recorded in Volume 2, Page 464, Plat Records, Kaufman County, Texas, continuing for a total distance of 575.89 feet;
- SOUTH 44 degrees 23 minutes 52 seconds WEST, a distance of 144.19 feet to the southernmost corner of said Prewitt tract described in said quitclaim deed, from which a 3/8 inch rebar found on line at the westernmost corner of said Prewitt tract described in said quitclaim deed bears NORTH 45 degrees 18 minutes 14 seconds WEST, 6.81 feet;

THENCE with the southwest line of said quitclaim deed, passing said 3/8 inch rebar at 6.81 feet, continuing with the southwest line of said Prewitt Trust tract, passing at a distance of 1,945.66 feet a 1/2 inch rebar, continuing for a total distance of 1,965.66 feet, returning to the **POINT OF BEGINNING** and enclosing 50.796 acres (2,212,658 square feet) of land, more or less.

TITLE COMMITMENT NOTES

This survey was prepared with the benefit of a commitment for title insurance provided by First American Title Insurance Company, G.F. Number 1002-361049-RTT, Effective Date April 6, 2022 This commitment was relied upon for encumbrance research, and the surveyor has performed no independent title search. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey. The following exceptions from Schedule "B" were addressed as follows:

10(e): Easement granted by Mrs. Kate Vaughan to Kaufman County Electric Cooperative, Inc., filed 11/23/1938, recorded in Volume 259, Page 203, Real Property Records, Kaufman County, Texas. (easement is blanket in style, no plottable easement area description, not shown).

10(f): Affidavit to the Public executed by Claude W. Prewitt for On-Site Waste Water System, filed 03/22/1999, recorded in Volume 1359, Page 234, Real Property Records, Kaufman County, Texas. (document is blanket in style, no legal description, but contains an address matching the address of the subject tract, not shown).

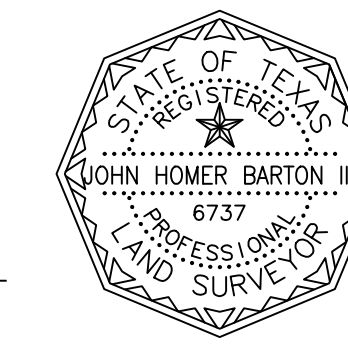
10(g-i): NOT SURVEY-RELATED MATTERS

SURVEYOR'S CERTIFICATE

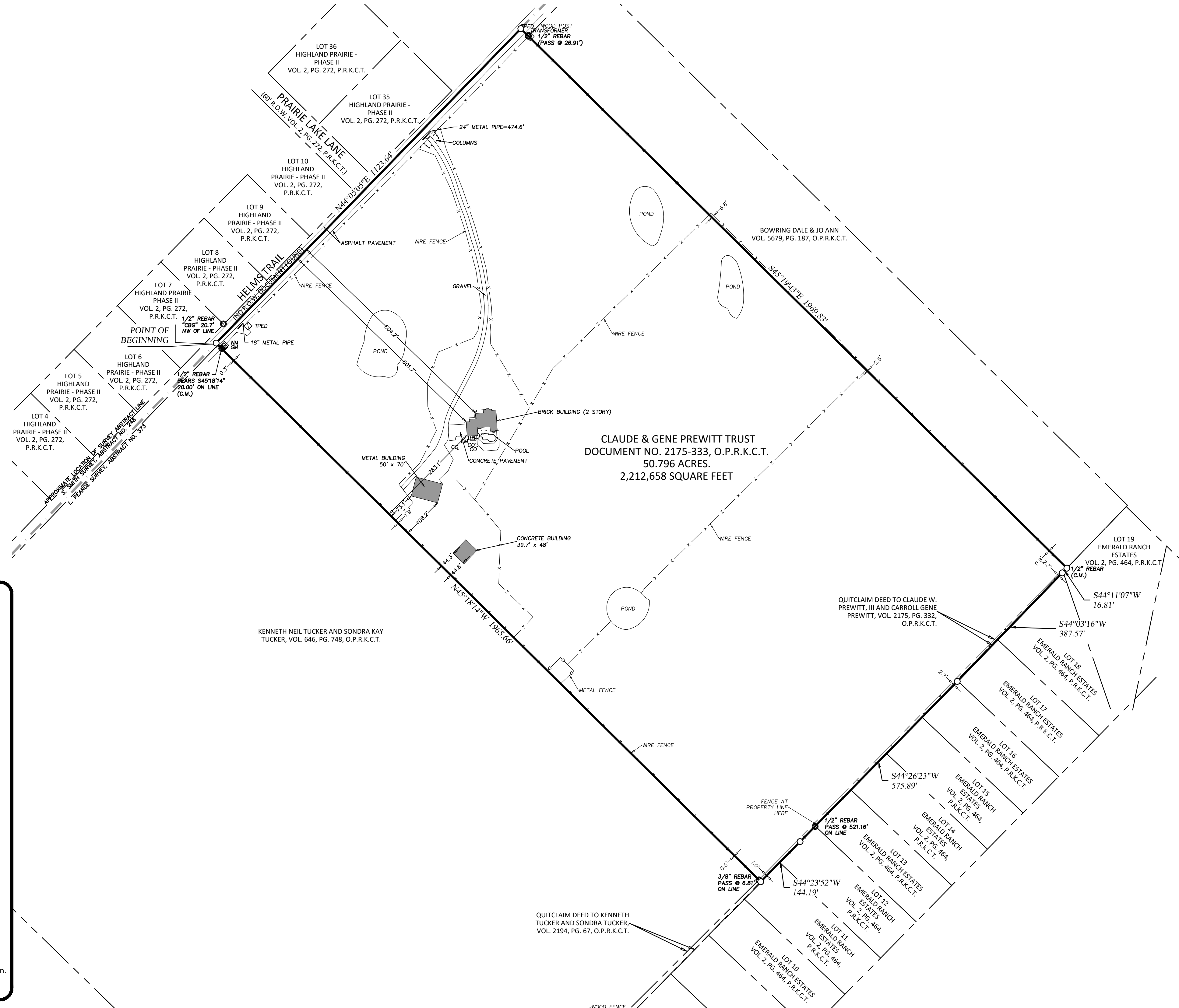
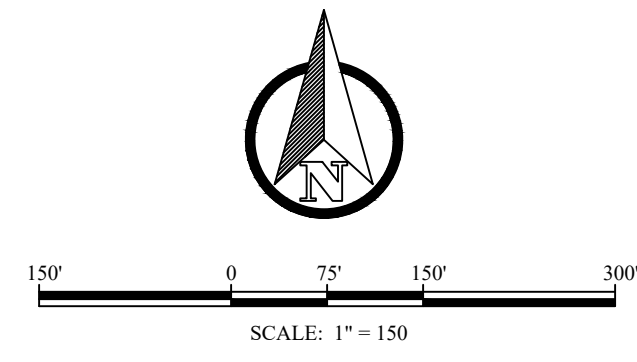
To:
Ascent Land Ventures LLC, a Texas limited liability company
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 7(a), 8, 9, 11, 14, of Table A thereof. The fieldwork was completed on 6/14/2022.

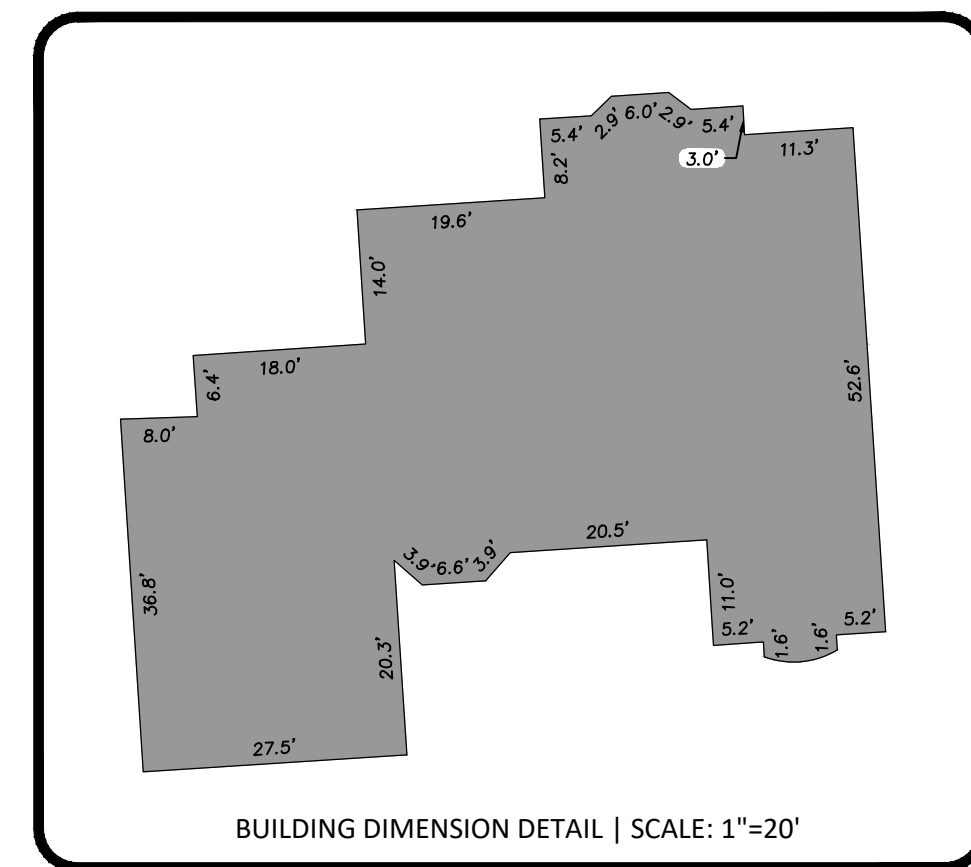
Date of Plat or Map: June 17, 2022



John H. Barton III
John H. Barton III, RPLS# 6737



CLAUDE & GENE PREWITT TRUST
DOCUMENT NO. 2175-333, O.P.R.K.C.T.
50.796 ACRES.
2,212,658 SQUARE FEET



ALTA/NSPS LAND TITLE SURVEY
A TRACT SITUATED IN THE
L. PEARCE SURVEY, ABSTRACT #373
KAUFMAN COUNTY, TEXAS

LEGEND OF SYMBOLS

- air conditioning unit
- irrigation control valve
- cable tv
- electric meter
- fence or guardrail
- fire dept. connection
- fire hydrant
- bollard
- area drain
- grate inlet
- gas valve
- gas meter
- gas well
- sign
- sanitary sewer manhole
- storm water manhole
- telephone manhole
- tank fill lid
- telephone pedestal
- traffic signal pole
- utility clean out
- comm. utility cabinet
- electric utility cabinet
- comm. utility vault
- elect. utility vault
- water utility vault
- utility/service pole
- utility sign
- water shutoff
- water valve
- well
- water meter
- cable tv riser
- air release valve
- utility markings
- tree
- shrub/decorative tree or tree with diameter < 4 in.
- contour lines

BCS
BARTON CHAPA
SURVEYING
5200 State Highway 121
Colleyville, TX 76034
Phone: 817-864-1957
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TBPLS Firm #10194474

DATE	SUMMARY

DATE	SUMMARY

JOB NO.	2022.001.267
DRAWN:	BCS
CHECKED:	JHB

TABLE OF REVISIONS	
DATE	SUMMARY

12126 HELMS TRAIL
FORNEY, TEXAS

VO1
ALTA/NSPS LAND TITLE SURVEY