



SCALE
1" = 60'



NOTES

- Grid Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 from GPS observations using the RTK Cooperative Network.
- According to graphical plotting of the Flood Insurance Rate Map for Ellis County, Texas, Incorporated Areas, Panel 135 of 600, Map Number 48139C01355, Effective Date October 19, 2023, the subject property shown hereon appears to be located in Zone "X" (Unshaded) defined as: Area of Minimal Flood Hazard.

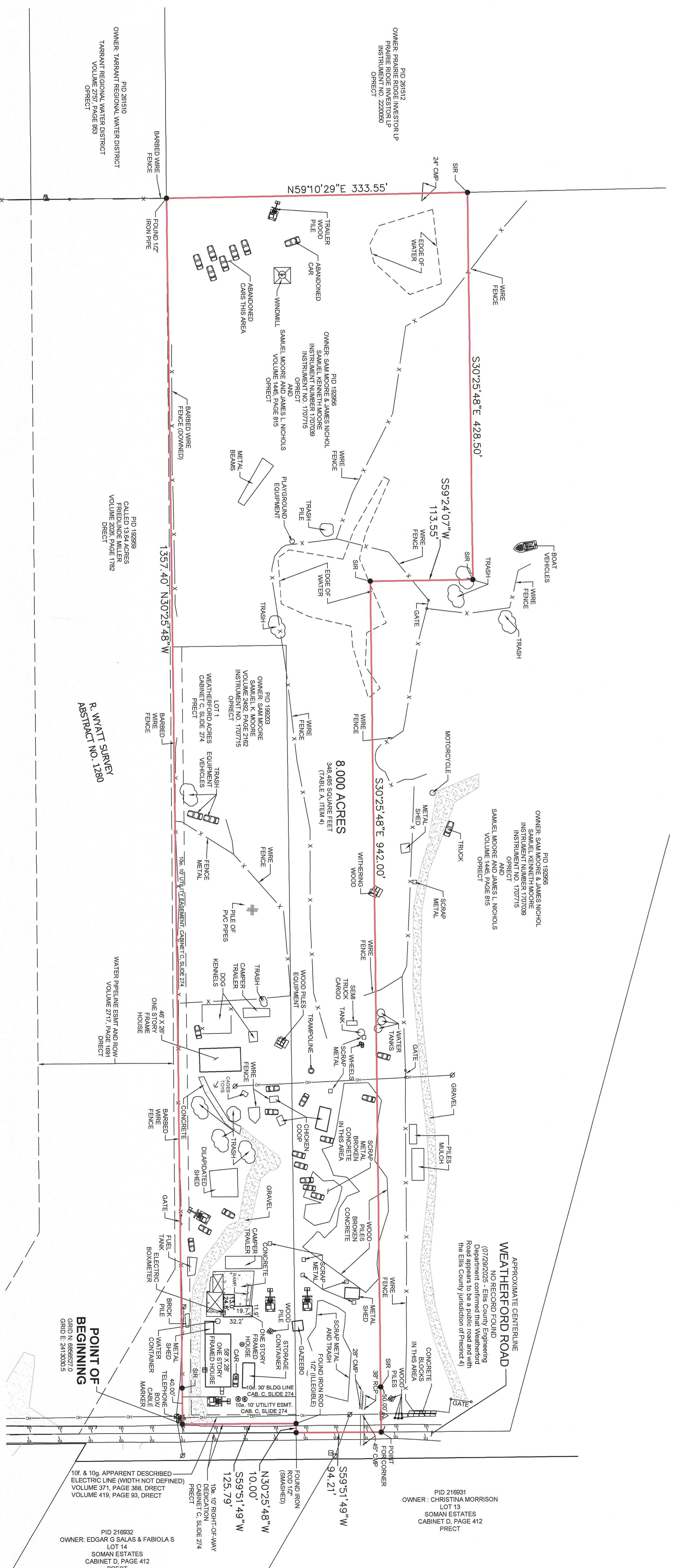
This statement does not reflect any type of flood study by this firm. (Table A, Item 3)

- No zoning report or letter provided to the surveyor by the client.
- Wellheads - at the time of the last field inspection (August 4, 2025), there were no visible field delineation wellhead markers observed on subject tract. Report by a qualified specialist not provided to surveyor.
- Site address: 5149 Weatherford Road, Weatherford, Texas, 76095 per Ellis County Appraisal District (Table A, Item 2)
- No visible parking spaces were observed at the time of the survey. (Table A, Item 9)
- Names of adjoining owners according to Ellis County tax records August 12, 2025, as shown: (Table A, Item 13)

- The surveyor has not abstracted the record title and/or easements of the subject property. The surveyor prepared this survey with the benefit of a title search of the public records of the County of Ellis, Texas, and the County of Tarrant, Texas, from Volume No. 1002-41599-6117 with an effective date of October 3, 2025 and an issued date of October 14, 2025, and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property which may have been filed in the real property records but are not disclosed in said title commitment.

SCHEDULE B NOTES

- The following instruments of public record as listed in Schedule B of said The Commentaries **ARE LOCATED ON OR TOUCHING** the Subject Property:
1. Real estate conveyed described in Instrument filed 04/22/1998, recorded in Volume 1445, Page 815, Real Property Records, Ellis County, Texas. Any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or marital status to the extent such race, color, religion, sex, handicap, familial status, or marital status is a condition of the instrument. (VOLUME 1445, PAGE 815, REAL PROPERTY RECORDS, ELLIS COUNTY, TEXAS, (AS SHOWN - APPEARED ON RECORD))
 - 10-a. The following easements and/or building lines, as shown or not recorded in County Tax Maps, are shown on the subject property: Ellis County, Texas (AS SHOWN - APPEARED ON RECORD).
 - 10-b. The following easements and/or building lines, as shown or not recorded in County Tax Maps, are shown on the subject property: Ellis County, Texas (AS SHOWN - APPEARED ON RECORD).
 - 10-c. Intentionally Deleted
 - 10-d. Intentionally Deleted
 - 10-e. Intentionally Deleted
 - 10-f. Intentionally Deleted
 - 10-g. Intentionally Deleted
 - 10-h. Intentionally Deleted
 - 10-i. Intentionally Deleted
 - 10-j. Intentionally Deleted
 - 10-k. Intentionally Deleted
 - 10-l. Intentionally Deleted



METS AND BOUNDS DESCRIPTION

BEING an 8,000 acre tract of land situated in the R.W. Wyatt Survey, Abstract Number 1280, Ellis County, Texas, being all of Lot 1 of Weatherford Acres and Addition to Ellis County, Texas recorded in Cabinet C, Side 274 Real Records, Ellis County, Texas (PRECT) and being a part of a tract of land described in Special Warranty Deed 09/25/2010, recorded in Volume 4929, Page 2162, Real Property Records, Ellis County, Texas, (AS SHOWN - APPEARED ON RECORD) and being a part of a tract of land described in a Special Warranty Deed to Prairie Ridge Investor LP, recorded in Instrument Number 2220050 OPRECT, recorded in Volume 1445, Page 815 OPRECT, as determined from a survey by Deshae Hurt, PLS 6239 on August 4, 2025 (ground distances are expressed in US survey feet using a project combined scale factor of 1.000072449) being more particularly described as follows:

BEGINNING at a point bearing Texas Coordinate System of North American Datum of 1983 (2011) EPOCH 2010, North Central Zone (4202) Grid Coordinates of Northing 6855277.0 and Easting 2413030.5, in Weatherford Road, a variable width right-of-way at the southwest corner of said Lot 1 and in the Eastern line of a tract of land described in General Warranty Deed to Friedline Miller, recorded in Volume 2026, Page 1782, OPRECT;

THENCE North 30° 25' 48" West, passing at a distance of 40.00 feet to a set 1/2" iron rod with cap stamped "Yasascales.com" and continuing for a total distance of 1357.40 feet to a found 1/2" iron pipe at the Northwest corner of said Moore tract, the Northeast corner of said Miller tract, the Southeast corner of a tract of land described in a Special Warranty Deed to Tarrant Regional Water District recorded in Volume 2752, Page 953, OPRECT, and at a corner on the South line of a tract of land described in a Special Warranty Deed to Prairie Ridge Investor LP, recorded in Instrument Number 2220050 OPRECT;

THENCE North 59° 10' 29" East, with the South line of said Prairie Ridge Investors tract and the North line of said Moore tract, a distance of 333.55 feet to a set 1/2" iron rod with cap stamped "Yasascales.com";

THENCE Southwesterly, over and across said Moore tract, the following three (3) courses and distances:

1. South 30° 25' 48" East for a distance of 428.50 feet to a set 1/2" iron rod with cap stamped "Yasascales.com";
2. South 59° 24' 07" West for a distance of 113.55 feet to a set 1/2" iron rod with cap stamped "Yasascales.com";
3. South 30° 25' 48" East, passing at a distance of 892.00 feet to a found 1/2" iron rod with cap stamped "Yasascales.com" and continuing for a total distance of 942.00 feet to a point in the approximate centerline of said Weatherford Road;

THENCE South 59° 51' 49" West, with said approximate centerline, for a distance of 94.21 feet to a found 1/2" iron rod (smashed);

THENCE North 30° 25' 48" West for a distance of 10.00 feet to a found 1/2" iron rod found at the Southwest corner of said Lot 1;

THENCE South 59° 51' 49" West a distance of 125.79 feet to the **POINT OF BEGINNING** and containing 8,000 acres, or 346,482 square feet of land, more or less.

LINE TYPE LEGEND

---	BOUNDARY LINE
---	EASEMENT LINE
---	GENERAL DUTILITY LINE
---	FRANCHISE EASEMENT
---	SEWAGE EASEMENT
---	EDGET OF WATER
---	OFFICIAL PUBLIC RECORDS ELLIS COUNTY TEXAS
---	PLAN RECORDS ELLIS COUNTY TEXAS
---	SET 1/2" IRON ROD WITH CAP STAMPED "Yasascales.com"
---	CORRODED METAL PIPE
---	REINFORCED CONCRETE PIPE

LEGEND

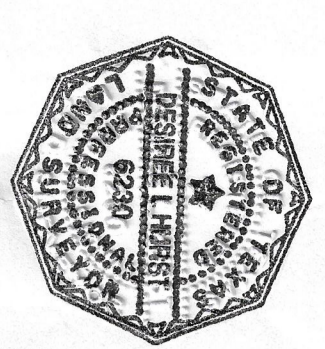
▲	TELEPHONE MARKER SIGN
▲	CABLE TV/MARKER SIGN
▲	TELEPHONE BOX
▲	GLY ANCHOR
▲	UTILITY POLE
▲	IRRIGATION VALVE
▲	WATER METER
▲	ELECTRIC BOX
▲	ELECTRIC METER
▲	PIPELINE VALVE
▲	HEAVY EQUIP. (UNLESS OTHERWISE NOTED)
▲	CAR/VEHICLE (UNLESS OTHERWISE NOTED)

**ALTA/NSPS
LAND TITLE SURVEY
OF
8,000 ACRES**

SITUATED IN THE R. WYATT SURVEY,
ABSTRACT NO. 1280
ELLIS COUNTY, TEXAS



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PAGE 1 OF 1



This certificate is rendered and the survey and field work thereon is shown in any manner used or relied upon by any person other than those addressed above or does not bear an original signature and enclosed seal of the surveyor.