SURVEYORS CERTIFICATE

I hereby certify that in January, 2024, this survey was made on the ground as per the accompanying field notes 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 certify to the following conditions:

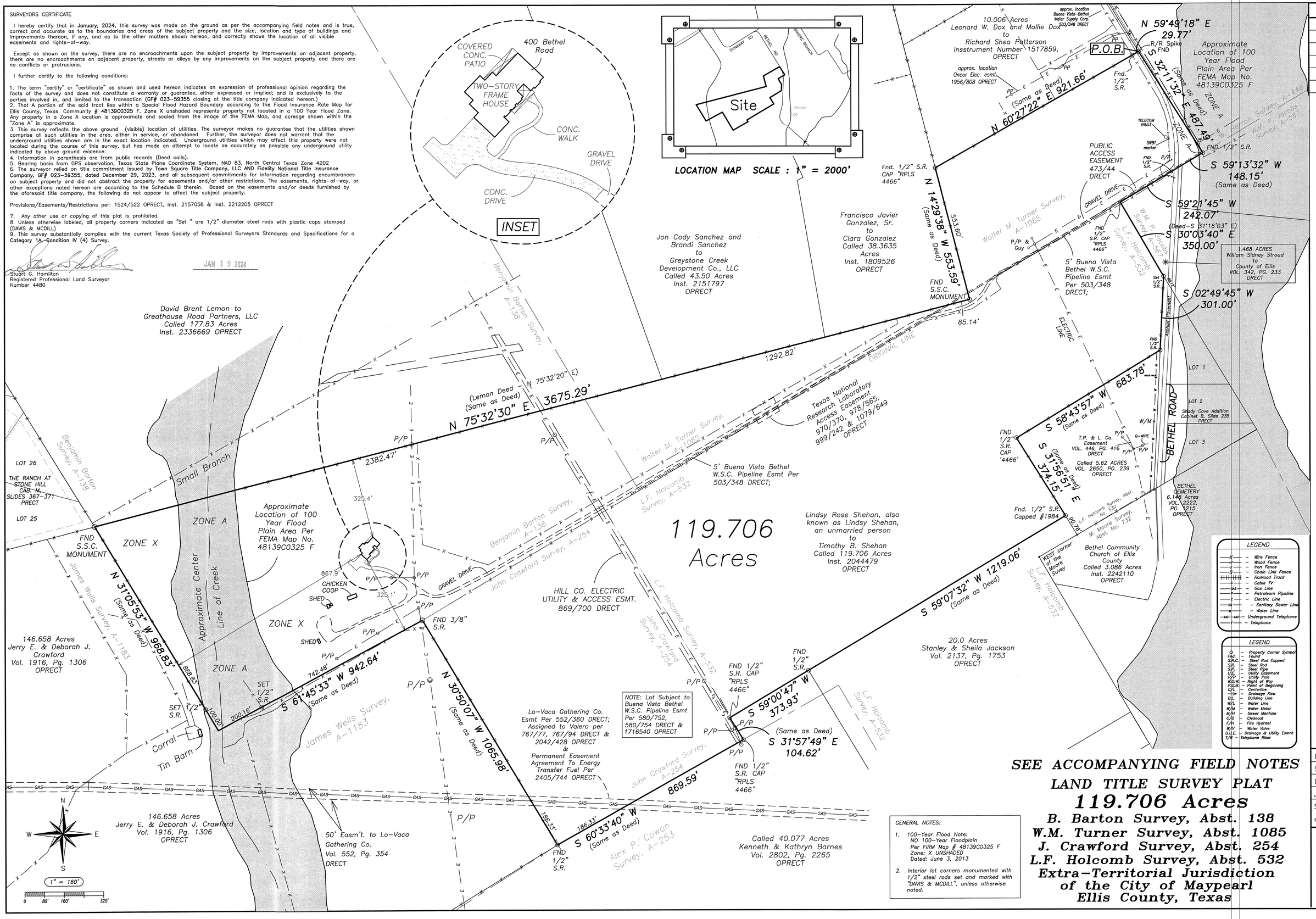
1. The term "certify" or "certificate" as shown and used hereon indicates an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, either expressed or implied; and is exclusively to the parties involved in, and limited to the transaction (GF# 023-59355 closing at the title company indicated hereon.)
2. That A portion of the said tract lies within a Special Flood Hazard Boundary according to the Flood Insurance Rate Map for Ellis County, Texas. Community # 48139C0325 F. Zone X unshaded represents property not located in a 100 Year Flood Zone. Any property in a Zone A location is approximate and scaled from the image of the FEMA Map, and acreage shown within the "Zone A" is approximate.
3. 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.
4. Information in parenthesis are from public records (Deed calls).
5. Bearing basis from GPS observation, Texas State Plane Coordinate System, NAD 83, North Central Texas Zone 4202
6. The surveyor relied on title commitment issued by Town Square Title Company, LLC AND Fidelity National Title Insurance Company, GF# 023-59355, dated December 29, 2023, and all subsequent commitments for information regarding encumbrances on subject property and did not abstract the property for easements and/or other restrictions. The easements, rights-of-way, or other exceptions noted hereon are according to the Schedule B therein. Based on the easements and/or deeds furnished by the aforesaid title company, the following do not appear to affect the subject property:

Provisions/Easements/Restrictions per: 1524/522 OPRECT, Inst. 2157058 & Inst. 2212205 OPRECT

7. Any other use or copying of this plat is prohibited.
8. Unless otherwise labeled, all property corners indicated as "Set " are 1/2" diameter steel rods with plastic caps stamped (DAVIS & MCDILL)
9. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition IV (4) Survey.

Stuart G. Hamilton
Registered Professional Land Surveyor
Number 4480

JAN 19 2024



LEGEND

—X—	Wire Fence
—//—	Wood Fence
—I—	Iron Fence
—[]—	Chain Link Fence
++++++	Railroad Track
—X—	Cable TV
—GAS—	Gas Line
—P—	Petroleum Pipeline
—E—	Electric Line
—SS—	Sanitary Sewer Line
—W—	Water Line
—UGT—UGT—	Underground Telephone
—T—	Telephone

LEGEND

⊙	Property Corner Symbol
Fnd.	Found
S.R.C.	Steel Rod Capped
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
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 Esmnt
T/R	Telephone Riser

GENERAL NOTES:

1. 100-Year Flood Note:
   NO 100-Year Floodplain
   Per FIRM Map # 48139C0325 F
   Zone: X UNSHADED
   Dated: June 3, 2013
2. Interior lot corners monumented with 1/2" steel rods set and marked with "DAVIS & MCDILL", unless otherwise noted.

SEE ACCOMPANYING FIELD NOTES

LAND TITLE SURVEY PLAT

119.706 Acres

B. Barton Survey, Abst. 138
W.M. Turner Survey, Abst. 1085
J. Crawford Survey, Abst. 254
L.F. Holcomb Survey, Abst. 532
Extra-Territorial Jurisdiction of the City of Maypearl
Ellis County, Texas

REVISIONS	BY

Davis & McDill, LLC
SURVEYING - LAND PLANNING - FLOODPLAIN MANAGEMENT
P.O. BOX 428, WAXAHACHIE, TEXAS 75168
PHONE: 972-938-1185
A Texas licensed surveying firm # 10194681
D&M

Date: 1-19-2024
Scale: 1" = 160'
Drawn: D. McDill
Job: 224-0008
Sheet 1 of 1 sheets.

STATE OF TEXAS REGISTERED STUART G. HAMILTON 4480 PROFESSIONAL LAND SURVEYOR