

BEING a tract or parcel of land situated in Ellis County, Texas, and being part of the William J. Stokes Survey Abstract 985 and being that 29.88 acre tract of land conveyed to Brian Parin and Tara T. Puckett by deed recorded in Volume 2736 Page 2051 the Official Public Records of Ellis County and being more particularly described as follows;

BEGINNING at a point for corner at a 1/2" iron rod found in Duck Road at the northeasterly corner of said 29.88 acre tract said being the northwesterly corner of that 29.043 acre tract of land conveyed to Eduardo Graciano and Carlos N. Graciano by deed recorded October 27, 2015, Clerk's No. 16295581 in the Official Public Records of Ellis County;

THENCE South 30° 27' 03" East (dead bearing) along the easterly line of said 29.88 acre tract and the westerly line of said 29.843 acre tract a distance of 1007.04 feet to a point for corner at a 1/2" iron rod set in the northerly line of U. S. Highway 77;

THENCE South 57° 13' 24" West along the northerly line of U. S. Highway 77 a distance of 363.59 feet to an angle point at a 1/2" iron rod set;

THENCE South 60° 17' 24" West along the northerly line of U. S. Highway 77 a distance of 969.1 feet to a point for corner at a 1/2" iron;

THENCE North 27° 11' 14" West along the westerly line of said 29.88 acre tract a distance of 976.32 feet to a point for corner at a 1/2" iron rod set in Duke Road;

THENCE North 58° 00' East along the northerly line of said 29.88 acre tract and along Duke Road a distance of 1277.19 feet to THE PLACE OF BEGINNING and containing 29.8794 acres.

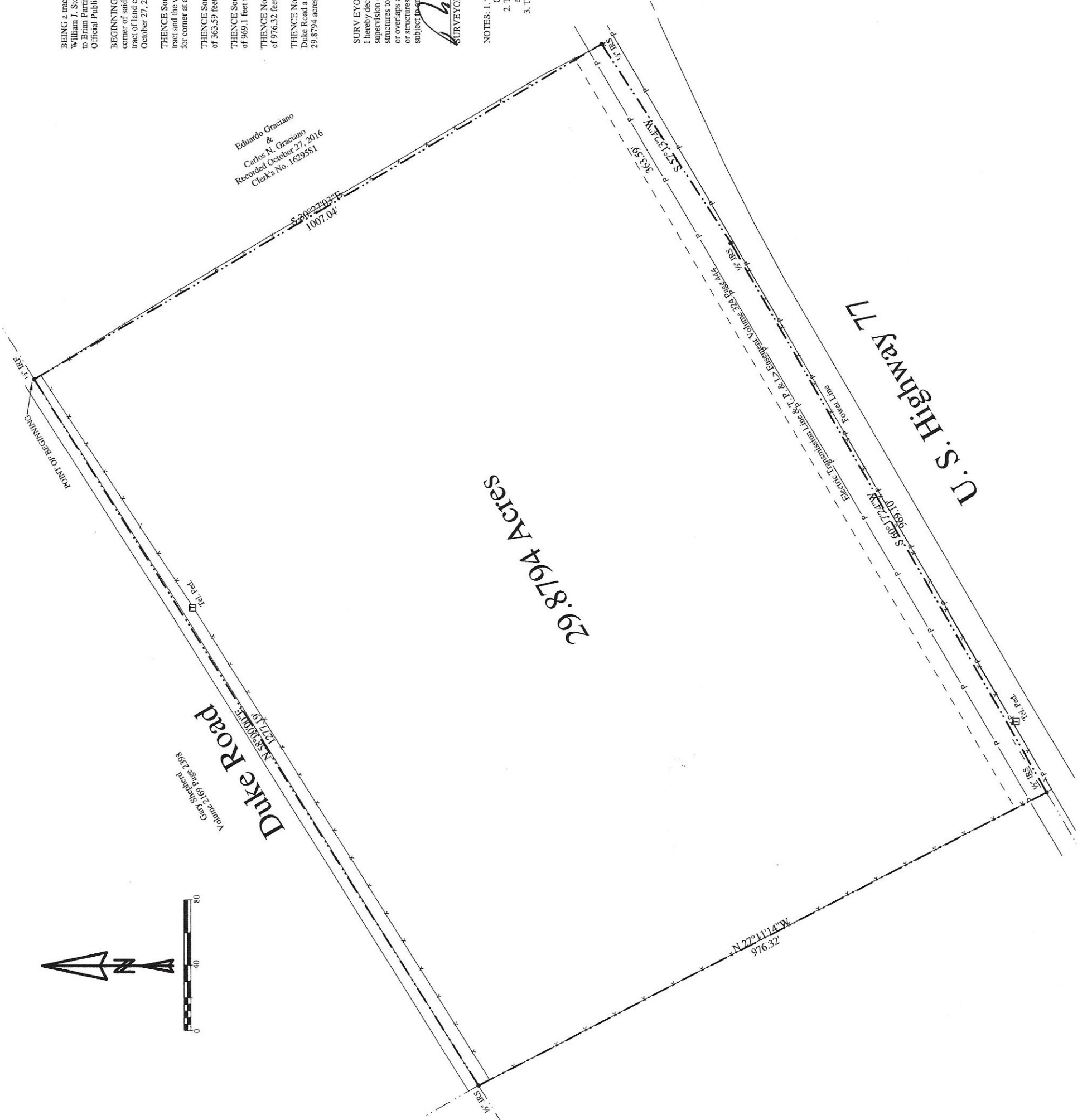
Eduardo Graciano
&
Carlos N. Graciano
Recorded October 27, 2016
Clerk's No. 1629581

SURVEYOR'S DECLARATION

I hereby declare that this true and accurate survey made on the ground under my personal supervision on June 6, 2018, correctly shows the relation of the buildings and other structures to the property lines of the land indicated hereon, and that there are no encroachments or overlaps onto adjoining property covered by this survey, or of adjoining buildings or structures on said land, except as shown, noted or described on the survey. This survey is subject to any easements not visible on the ground.

[Signature]
SURVEYOR

- NOTES: 1. This property is not located within the Special Flood Hazard Area as shown on FEMA Community Panel No. 48139C0390F dated June 3, 2013.
2. The easements toFILES Valley Water recorded in Volume 918 Page 79 is a "blanket" easements and do not contain sufficient information to be accurately located.
3. The easement to T. P. & L., recorded in Volume 364 Page 199 is not located on this property.



Survey Plat
of Part of
the William J. Stokes Survey Abstract 985
Ellis County, Texas
By
N. W. Krieger, Jr.
2409 Park Street
P. O. Box 1294 Ennis, Texas 75120-1294
Phone 972/878-7013