

FIELD NOTES

530.34 ACRES OF LAND
THE FIRST STATE BANK RICE TRACT

B.B.&C.R.R.CO. A-1751, J. ALDRIDGE A-43
T. RUSSELL A-1268, W. NASH A-1071
S.A.&M.G.R.R.CO. A-1412 & S. McMAHAN A-851

DALLAS COUNTY, TEXAS

Being all of that certain lot, tract or parcel of land located in the B.B. & C.R.R.CO. Survey Abstract No. 1751, the J. Aldridge Survey Abstract No. 43, the T. Russell Survey Abstract No. 1268, the W. Nash Survey Abstract No. 1071, the S.A. & M.G.R.R. Co. Survey Abstract No. 1412 and the S. McMahan Survey Abstract No. 851 Dallas County, Texas and being a called 528.4 acre tract of land as described in Deed to The First State Bank, Rice, Texas recorded as Instrument No. 201700232464 of the Deed Records of Dallas County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the southerly corner of the said First State Bank Rice tract, the westerly corner of a called 100 acre tract of land as described in Deed to John Lang recorded as Instrument No. 2002 1965649 of the Deed Records of Dallas County, Texas, and the northeasterly line of Bilindsay Road from which a 1" iron rod found bears S 31° 32' 51" E, 1536.12 feet;

THENCE, N 31° 21' 32" W, along the southwesterly line of the said First State Bank Rice tract and the northeasterly line of said Bilindsay Road 4769.54 feet to a 1/2" iron rod set (red cap "Shallow Creek") at a cut back in said Bilindsay Road right of way;

THENCE, N 04° 27' 38" E, along said cut back 159.20 feet to a 1/2" iron rod set (red cap "Shallow Creek") in the southeasterly line of Malloy Bridge Road (80 foot right of way at this point);

THENCE, with the southeasterly line of said Malloy Bridge Road as follows: N 43° 15' 46" E, 1751.80 to a 1/2" iron rod set (red cap "Shallow Creek") and S 47° 17' 26" E, 10.00 feet to a 1/2" iron rod set (red cap "Shallow Creek") at the beginning of a curve to the left having a radius of 1959.85 feet, an angle of 24° 30' 25" and a chord that bears N 30° 27' 22" E, 831.90 feet;

THENCE, continuing with the southeasterly line of said Malloy Bridge Road (100 foot right of way at this point) and along said curve to the left 838.28 feet to a 1/2" iron rod set (red cap "Shallow Creek");

THENCE, N 19° 08' 18" E, continuing with the southeasterly line of said Malloy Bridge Road 475.92 feet to a point in Parson's Slough at the northerly corner of the said First State Bank Rice tract and the westerly corner of a called 541.595 acre tract of land as described in Deed to Jui-Lien Chou Ho recorded as Instrument No. 2005 3238543 of the Deed Records of Dallas County, Texas from which a 1/2" iron rod set (red cap "Shallow Creek") on the bank of said Parson's Slough bears S 19° 08' 18" W, 79.00 feet;

THENCE, S 86° 14' 20" E, with said Parson's Slough 108.31 feet to a point for corner;

THENCE, S 03° 12' 44" E, leaving said Parson's Slough 65.00 feet to a 1/2" iron rod set (red cap "Shallow Creek") on the bank of said Parson's Slough;

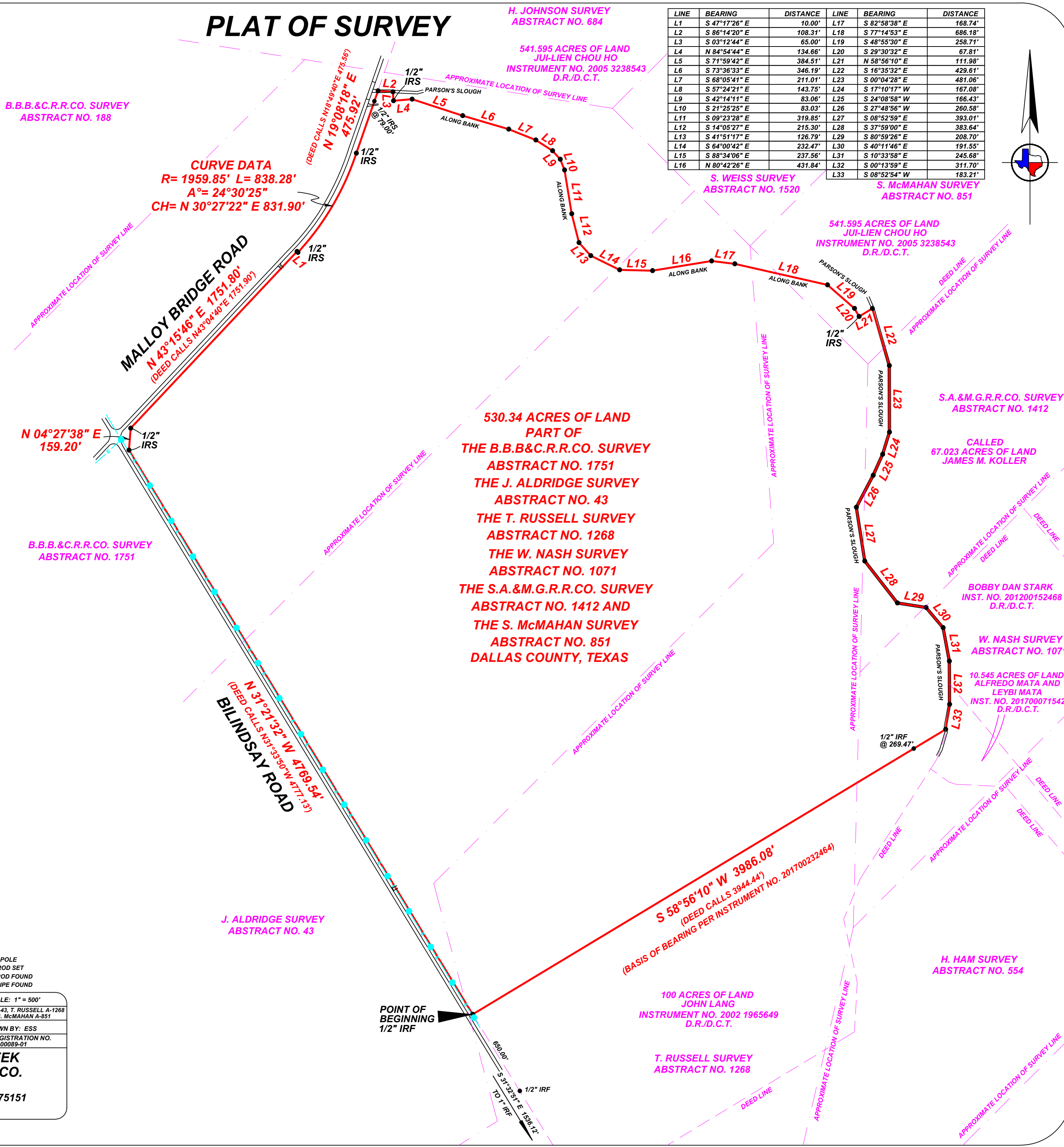
THENCE, with the bank of said Parson's Slough as follows: N 84° 54' 44" E, 134.66 feet to a point for corner, S 71° 59' 42" E, 384.51 feet to a point for corner, S 73° 36' 33" E, 346.19 feet to a point for corner, S 68° 05' 41" E, 211.01 feet to a point for corner, S 57° 24' 21" E, 143.75 feet to a point for corner, S 42° 14' 11" E, 83.06 feet to a point for corner, S 21° 25' 25" E, 83.03 feet to a point for corner, S 09° 23' 28" E, 319.85 feet to a point for corner, S 14° 05' 27" E, 215.30 feet to a point for corner, S 41° 51' 17" E, 126.79 feet to a point for corner, S 64° 00' 42" E, 232.47 feet to a point for corner, S 88° 34' 06" E, 237.56 feet to a point for corner, N 80° 42' 26" E, 431.84 feet to a point for corner, S 82° 58' 38" E, 168.74 feet to a point for corner, S 77° 14' 53" E, 686.18 feet to a point for corner, S 48° 55' 30" E, 258.71 feet to a point for corner, S 29° 30' 32" E, 67.81 feet to a 1/2" iron rod set (red cap "Shallow Creek") and N 58° 56' 10" E, 111.98 feet to a point in Parson's Slough;

THENCE, with said Parson's Slough as follows: S 16° 35' 32" E, 429.61 feet to a point for corner, S 00° 04' 28" E, 481.06 feet to a point for corner, S 17° 10' 17" W, 167.08 feet to a point for corner, S 24° 08' 58" W, 166.43 feet to a point for corner, S 27° 48' 56" W, 260.58 feet to a point for corner, S 08° 52' 59" E, 393.01 feet to a point for corner, S 37° 59' 00" E, 383.64 feet to a point for corner, S 80° 59' 26" E, 208.70 feet to a point for corner, S 40° 11' 46" E, 191.55 feet to a point for corner, S 10° 33' 58" E, 245.68 feet to a point for corner, S 00° 13' 59" E, 311.70 feet to a point for corner and S 08° 52' 54" W, 183.21 feet to a point for the easterly corner of the said First State Bank Rice tract, the northeasterly corner of the said Lang tract and in the westerly line of a called 10.545 acre tract of land as described in Deed to Alfredo Mata and Leybi Mata recorded as Instrument No. 201700071542 of the Deed Records of Dallas County, Texas from which a 1/2" iron rod found bears S 58° 56' 10" W, 269.47 feet;

THENCE, S 58° 56' 10" W, along the common line of the said First State Bank Rice tract and the said Lang tract 3986.08 feet to the POINT OF BEGINNING and CONTAINING 530.34 ACRES OF LAND MORE OR LESS.

*BASIS OF BEARINGS: per southeasterly line of the said First State Bank Rice tract Inst. No. 201700232464

PLAT OF SURVEY



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 47°17'26" E	10.00'	L17	S 82°58'38" E	168.74'
L2	S 86°14'20" E	108.31'	L18	S 77°14'53" E	686.18'
L3	S 03°12'44" E	65.00'	L19	S 48°55'30" E	258.71'
L4	N 84°54'44" E	134.66'	L20	S 29°30'32" E	67.81'
L5	S 71°59'42" E	384.51'	L21	N 58°56'10" E	111.98'
L6	S 73°36'33" E	346.19'	L22	S 16°35'32" E	429.61'
L7	S 68°05'41" E	211.01'	L23	S 00°04'28" E	481.06'
L8	S 57°24'21" E	143.75'	L24	S 17°10'17" W	167.08'
L9	S 42°14'11" E	83.06'	L25	S 24°08'58" W	166.43'
L10	S 21°25'25" E	83.03'	L26	S 37°59'00" E	260.58'
L11	S 09°23'28" E	319.85'	L27	S 08°52'59" E	393.01'
L12	S 14°05'27" E	215.30'	L28	S 37°59'00" E	383.64'
L13	S 41°51'17" E	126.79'	L29	S 80°59'26" E	208.70'
L14	S 64°00'42" E	232.47'	L30	S 40°11'46" E	191.55'
L15	S 88°34'06" E	237.56'	L31	S 10°33'58" E	245.68'
L16	N 80°42'26" E	431.84'	L32	S 00°13'59" E	311.70'
			L33	S 08°52'54" W	183.21'



I, Eric Sterling Samford, R.P.L.S. 5885, do hereby certify that the plat shown hereon accurately represents the results of an on the ground survey made under my direction and supervision during the month of May 2018 and all corners are as shown hereon. Use of this survey for any other purpose or by other parties shall be at their own risk and the undersigned surveyor is not responsible for any loss resulting therefrom. This certification is not a representation of warranty of title or a guarantee of ownership. This survey was performed without the benefit of a title commitment and shows only those easements the surveyor was made aware of.

Eric Samford
Eric Sterling Samford, Registered Professional Land Surveyor No. 5885

DATE: MAY 10, 2018 SCALE: 1" = 500'
 SURVEY: B.B.&C.R.R.CO. A-1751, J. ALDRIDGE A-43, T. RUSSELL A-1268, W. NASH A-1071, S.A.&M.G.R.R.CO. A-1412 & S. McMAHAN A-851
 W. O. # 18-0050 DRAWN BY: ESS
 SURVEY FOR: FSB RICE FIRM REGISTRATION NO. 100089-01

**SHALLOW CREEK
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