

0' 30' 60'  
SCALE: 1" = 60'

# INTERSTATE HIGHWAY 45 (VARIABLE WIDTH ROW)

ASPHALT FRONTAGE ROAD

6.064 ACRES

BAINS PROPERTY, LLC  
INST. NO. 1938858  
OPRECT

N 27°38'26" E 279.65'

1/2" IRF

S 62°32'31" E 1028.42'  
(S 61°30'44" E)

QMW  
PB  
CM

QMW  
1/2" IRF

1/2" IRF  
S 62°29'30" E 219.52'

1/2" IRF

1/2" CIRF  
38"  
CM

N 62°30'47" W 858.96'  
(S 61°30'44" E)

DIRT ROAD

CM

1/2" IRF  
P.O.B.

S 62°28'49" E 234.51'

1/2" IRF  
1/2" IRF

OLD ALMA ROAD  
(OWNERSHIP UNKNOWN)

S 58°46'00" W 327.82'  
(S 59°30'03" W 327.86')

LOT 1

LOT 2

OLD ALMA ROAD ADDITION - UNIT ONE  
CAB. D. SL. 214  
OPRECT

### PROPERTY DESCRIPTION:

BEING A TRACT OF LAND SITUATED IN THE S. WARMACK SURVEY ABSTRACT NO. 1175, THE CITY OF ALMA, ELLIS COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO ROBERT KYLE WILSON, RECORDED IN VOLUME 2590, PAGE 320, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF SAID WILSON TRACT AND THE COMMON SOUTHWEST CORNER OF OLD ALMA ROAD ADDITION - UNIT ONE, AN ADDITION TO THE CITY OF ALMA, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET D, SLIDE 214, OPRECT, AND IN THE NORTH RIGHT-OF-WAY (ROW) LINE OF OLD ALMA ROAD (OWNERSHIP UNKNOWN), FROM WHICH A 1/2" IRON ROD FOUND FOR THE COMMON SOUTH CORNER OF LOT 1 AND LOT 2, OF SAID ALMA ROAD ADDITION-UNIT ONE, BEARS S 62°26'49" E, A DISTANCE OF 234.51 FEET;

THENCE N 62°30'47" W, ALONG THE SOUTH LINE OF SAID WILSON TRACT AND THE COMMON NORTH ROW LINE OF SAID OLD ALMA ROAD, A DISTANCE OF 858.96 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "38" FOUND FOR THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO BAINS PROPERTY, LLC, RECORDED IN INSTRUMENT NO. 1938858, OPRECT;

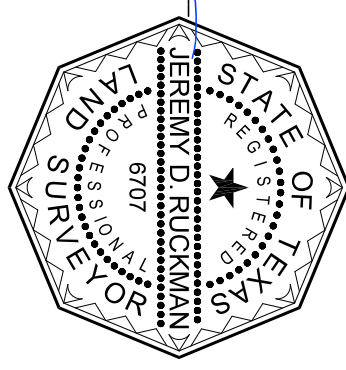
THENCE N 27°38'26" E, ALONG THE EAST LINE OF SAID BAINS TRACT, A DISTANCE OF 279.65 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID BAINS TRACT, IN THE NORTH LINE OF SAID WILSON TRACT, AND IN THE SOUTH ROW LINE OF INTERSTATE HIGHWAY 45 (A VARIABLE WIDTH ROW);

THENCE S 62°32'31" E, ALONG THE NORTH LINE OF SAID WILSON TRACT AND THE COMMON SOUTH ROW LINE OF SAID INTERSTATE HIGHWAY 45, A DISTANCE OF 1028.42 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID WILSON TRACT AND THE COMMON NORTHWEST CORNER OF SAID OLD ALMA ROAD ADDITION-UNIT ONE, FROM WHICH A 1/2" IRON ROD FOUND FOR THE COMMON NORTH CORNER OF LOT 2 AND LOT 3, OF SAID OLD ALMA ROAD ADDITION-UNIT ONE, BEARS S 62°29'30" E, A DISTANCE OF 219.52 FEET;

THENCE S 58°46'00" W, ALONG THE EAST LINE OF SAID WILSON TRACT AND THE COMMON WEST LINE OF SAID OLD ALMA ROAD ADDITION-UNIT ONE, A DISTANCE OF 327.82 FEET TO THE POINT OF BEGINNING, AND CONTAINING 6.064 ACRES OF LAND, MORE OR LESS.

I, JEREMY D. RUCKMAN, RPLS, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY DIRECT SUPERVISION, ON THE DATE SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS SURVEY PER THE DESCRIPTION SHOWN HEREON, THE SIZE LOCATION AND TYPE OF BUILDINGS AND VISIBLE IMPROVEMENTS ARE AS SHOWN.

JEREMY D. RUCKMAN  
REGISTRATION NUMBER 6707  
DATED: 05/21/2021



### LAND TITLE SURVEY

6.064 ACRES

SITUATED IN THE  
S. WARMACK SURVEY, ABSTRACT NO. 1175  
CITY OF ALMA, ELLIS COUNTY, TEXAS

PROJECT NO. 1844

TEXAS REALTY CAPTURE  
& SURVEYING, LLC

P.O. BOX 282  
WAXAHACHE, TEXAS 75168  
TELEPHONE NO. 936-93589



NOTES:  
BEARING BASIS FOR THIS SURVEY IS TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 83, PER GPS OBSERVATIONS  
THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY FOR EASEMENTS OR ENCUMBRANCES THAT MAY AFFECT THE SUBJECT PROPERTY.  
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.  
UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF VISIBLE APPURTENANCES.

THE SUBJECT PROPERTY LIES WITHIN ZONE "X", DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ACCORDING TO THE THE FLOOD INSURANCE RATE MAP NO. 48139C0400F DATED JUNE 3, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

CIRS = 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TXRCS" SET  
(XXX) INDICATE RECORD OR DEED CALLS  
CM = CABLE MARKER  
PB = PULLBOX  
TPED = TELEPHONE PEDESTAL  
WV = WATER VALVE