



**LEGAL DESCRIPTION:**  
 BEING all of Lot 1, Block 1, Morgan Addition, an addition to Ellis County, Texas, recorded in Cabinet M, Slide 253, Plat Records Ellis County, Texas.

Basis of Bearing is derived from GPS observations relative to the Texas WGS 84 Network - Texas State Plane Coordinate System, North Central Zone (NAD83).

**SURVEY CERTIFICATION:**  
 To: Michael W. Morgan, Karen A. Leyva, Mid-Tex Mortgage, LLC and Fidelity National Title Agency, Inc.

I hereby certify that this plat and description as shown herein is a true and accurate representation, to the best of my knowledge and belief, of the property as determined by an on-the-ground survey performed under my supervision during the month of December, 2022.

*ESS*  
 Edward Scott Black, R.F.L.S. No. 6248

**EASEMENT NOTES:**  
 Reference to Fidelity National Title Agency, Inc.'s Title Commitment Of Number FT-44139-9061392200805, dated December 07, 2022.

**ITEM 1:** The subject tract is a part of the tract of land described in Cabinet M, Slide 253, Plat Records Ellis County, Texas and recorded in Volume 851, Page 823, Deed Records Ellis County, Texas.

**ITEM 10:**  
 e. Building lines as disclosed by plat recorded in Cabinet M, Slide 253, Plat Records Ellis County, Texas do affect the subject tract as shown herein.

f. Drainage and Utility Easements as disclosed by plat recorded in Cabinet M, Slide 253, Plat Records Ellis County, Texas do affect the subject tract as shown herein.

g. 20' Rockett Special Utility District as recorded in Volume 2632, Page 317, Deed Records Ellis County, Texas does affect the subject tract as shown herein.

**ADDITIONAL EASEMENT NOTE:**  
 1. The subject tract is a part of that tract of land described in Volume 1866, Page 2480, Deed Records Ellis County, Texas.

**LOT 1, BLOCK 1, MORGAN ADDITION**  
**BOUNDARY SURVEY - 2.984 ACRES**  
**RAFAEL DE LA PENNA SURVEY,**  
**ABSTRACT NO. 3**  
**Ellis County, Texas**

- LEGEND**
- IRON ROD FOUND
  - CAPPED IRON ROD SET
  - SANITARY SEWER CLEAN OUT
  - CONCRETE
  - CORRUGATED METAL PIPE
  - GAS METER
  - REGULATION CONTROL VALVE
  - WATER FAUCET
  - WATER METER
  - UNDERGROUND UTILITY LINE
  - VOLUME
  - PAGE
  - CABINET
  - DEED RECORDS ELLIS COUNTY, TEXAS
  - PLAT RECORDS ELLIS COUNTY, TEXAS
  - POWER POLE

NO.	REVISION	BY	DATE

PROJECT NO.: CRE006  
 DATED: December 14, 2022

SHEET 1 OF 1

**3B**  
**LAND SURVEYING**  
 656 Bacak Road  
 Ennis, Texas 75119  
 972-825-7949

**FLOOD STATEMENT:** According to Community Flood No. 48139C0209F, dated June 3, 2015, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Zone "X" (area determined to be outside 500-year floodlines), which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.