

LINE	BEARING	DISTANCE
L1	S 35°08'14" E	421.17
L2	S 78°22'42" E	219.62
L3	S 38°04'52" E	113.33
L4	N 60°18'09" W	435.36
L5	N 40°27'30" W	1231.99
L6	S 89°06'38" W	596.43
L7	N 88°41'05" W	209.24

THE FOLLOWING ITEMS SHOWN IN SCHEDULE B OF TITLE COMMITMENT ISSUED ON SEPTEMBER 15, 2020, BY STEWART TITLE GUARANTY COMPANY GF NO. 2009083, APPEAR TO NOT HAVE AN AFFECT ON THE SUBJECT PROPERTY:

TEXAS COMPANY EASEMENT, VOL. 215, PG. 527, VOL. 512, PG. 141  
STATE OF TEXAS ROW DEED, VOL. 420, PG. 393

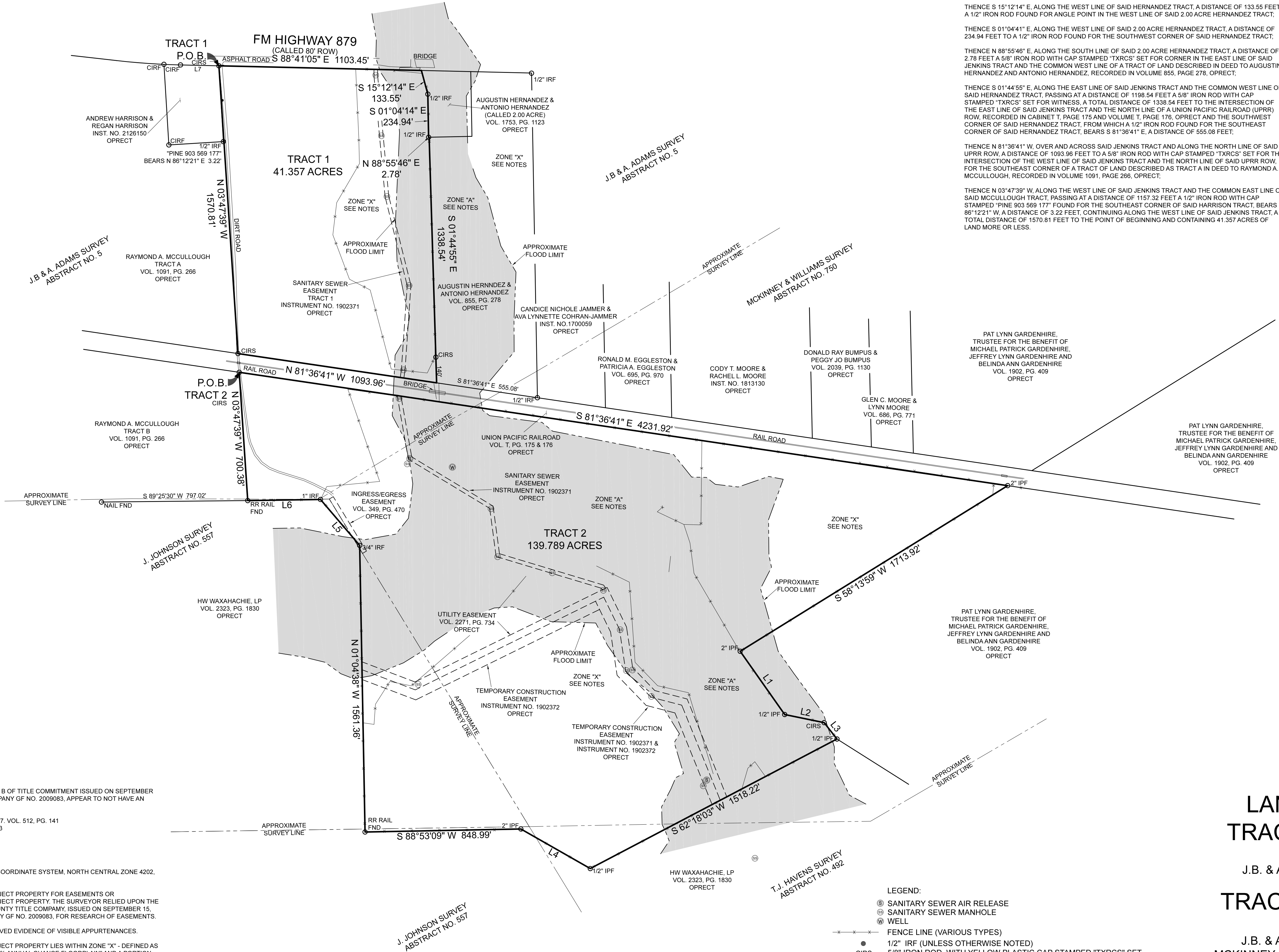
#### NOTES:

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. THE SURVEYOR RELIED UPON THE TITLE COMMITMENT, PROVIDED BY ELLIS COUNTY TITLE COMPANY, ISSUED ON SEPTEMBER 15, 2020, BY STEWART TITLE GUARANTY COMPANY GF NO. 2009083, FOR RESEARCH OF EASEMENTS.

UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF VISIBLE APPURTENANCES.

AS SHOWN HEREON, A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "X" - DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AND A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - ZONE "A" - DEFINED AS "NO BASED FLOOD ELEVATIONS DETERMINED". ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48139C0200F DATED JUNE 3, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



#### PROPERTY DESCRIPTION: TRACT 1

BEING A TRACT OF LAND SITUATED IN THE J.B. & A. ADAMS SURVEY, ABSTRACT NO. 5, ELLIS COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO CAROL JENKINS BOWMAN AND KATHLEEN JENKINS, RECORDED IN VOLUME 2561, PAGE 415, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE NORTHWEST CORNER OF SAID JENKINS TRACT AND THE COMMON NORTHEAST CORNER A TRACT OF LAND DESCRIBED IN DEED TO ANDREW HARRISON AND REGAN HARRISON, RECORDED IN INSTRUMENT NO. 2126150, OPRECT, AND BEING IN THE SOUTH RIGHT-OF-WAY (ROW) LINE OF F.M. HIGHWAY 879 (A CALLED 80' ROW), FROM WHICH A 5/8" IRON ROD FOUND BEARS N 89°41'05" W 209.28 FEET;

THENCE S 88°41'05" E, ALONG THE NORTH LINE OF SAID JENKINS TRACT AND THE COMMON SOUTH ROW LINE OF SAID F.M. HIGHWAY 879, A DISTANCE OF 1103.45 FEET A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE NORTHWEST CORNER OF A CALLED 2.00 ACRE TRACT OF LAND DESCRIBED IN DEED TO AUGUSTIN HERNANDEZ AND ANTONIO HERNANDEZ, RECORDED IN VOLUME 1753, PAGE 1123, OPRECT;

THENCE S 15°12'14" E, ALONG THE WEST LINE OF SAID HERNANDEZ TRACT, A DISTANCE OF 133.55 FEET A 1/2" IRON ROD FOUND FOR ANGLE POINT IN THE WEST LINE OF SAID 2.00 ACRE HERNANDEZ TRACT;

THENCE S 01°04'41" E, ALONG THE WEST LINE OF SAID 2.00 ACRE HERNANDEZ TRACT, A DISTANCE OF 234.94 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID HERNANDEZ TRACT;

THENCE N 88°55'46" E, ALONG THE SOUTH LINE OF SAID 2.00 ACRE HERNANDEZ TRACT, A DISTANCE OF 2.78 FEET A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER IN THE EAST LINE OF SAID JENKINS TRACT AND THE COMMON WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO AUGUSTIN HERNANDEZ AND ANTONIO HERNANDEZ, RECORDED IN VOLUME 855, PAGE 278, OPRECT;

THENCE S 01°44'55" E, ALONG THE EAST LINE OF SAID JENKINS TRACT AND THE COMMON WEST LINE OF SAID HERNANDEZ TRACT, PASSING AT A DISTANCE OF 1188.54 FEET A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR WITNESS, A TOTAL DISTANCE OF 1338.54 FEET TO THE INTERSECTION OF THE EAST LINE OF SAID JENKINS TRACT AND THE NORTH LINE OF A UNION PACIFIC RAILROAD (UPRR) ROW, RECORDED IN CABINET T, PAGE 175 AND VOLUME T, PAGE 176, OPRECT AND THE SOUTHWEST CORNER OF SAID HERNANDEZ TRACT, FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID HERNANDEZ TRACT, BEARS S 81°36'41" E, A DISTANCE OF 555.08 FEET;

THENCE N 81°36'41" W, OVER AND ACROSS SAID JENKINS TRACT AND ALONG THE NORTH LINE OF SAID UPRR ROW, A DISTANCE OF 1093.96 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE INTERSECTION OF THE WEST LINE OF SAID JENKINS TRACT AND THE NORTH LINE OF SAID UPRR ROW, FOR THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED AS TRACT A IN DEED TO RAYMOND A. MCCULLOUGH, RECORDED IN VOLUME 1091, PAGE 266, OPRECT;

THENCE N 03°47'39" W, ALONG THE WEST LINE OF SAID JENKINS TRACT AND THE COMMON EAST LINE OF SAID MCCULLOUGH TRACT, PASSING AT A DISTANCE OF 1157.32 FEET A 1/2" IRON ROD WITH CAP STAMPED "PINE 903 569 177" FOUND FOR THE SOUTHWEST CORNER OF SAID HARRISON TRACT, BEARS N 86°12'21" W, A DISTANCE OF 3.22 FEET, CONTINUING ALONG THE WEST LINE OF SAID JENKINS TRACT, A TOTAL DISTANCE OF 1570.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 41.357 ACRES OF LAND MORE OR LESS.

#### PROPERTY DESCRIPTION: TRACT 2

BEING A TRACT OF LAND SITUATED IN THE J.B. & A. ADAMS SURVEY, ABSTRACT NO. 5, THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 750, THE J. JOHNSON SURVEY, ABSTRACT NO. 557, AND THE T.J. HAVENS SURVEY, ABSTRACT NO. 492, ELLIS COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO CAROL JENKINS BOWMAN AND KATHLEEN JENKINS, RECORDED IN VOLUME 2561, PAGE 415, OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (OPRECT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE INTERSECTION OF THE WEST LINE OF SAID JENKINS TRACT AND THE SOUTH LINE OF A UNION PACIFIC RAILROAD (UPRR) ROW, RECORDED IN VOLUME T, PAGE 175 AND VOLUME T, 176, OPRECT, FOR THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED AS TRACT B IN DEED TO RAYMOND A. MCCULLOUGH, RECORDED IN VOLUME 1091, PAGE 266, OPRECT AND IN THE SOUTH LINE OF

THENCE S 81°36'41" E, OVER AND ACROSS SAID JENKINS TRACT AND ALONG THE SOUTH LINE OF SAID UPRR ROW, A DISTANCE OF 4231.92 FEET TO A 2" IRON PIPE FOUND FOR AN EAST CORNER OF SAID JENKINS TRACT, IN THE COMMON NORTHWEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO PAT LYNN GARDENHIRE, TRUSTEE FOR THE BENEFIT OF MICHAEL PATRICK GARDENHIRE, JEFFREY LYNN GARDENHIRE AND BELINDA ANN GARDENHIRE, RECORDED IN VOLUME 1902, PAGE 409, OPRECT;

THENCE S 58°13'59" W, ALONG A SOUTHEAST LINE OF SAID JENKINS TRACT THE COMMON NORTHWEST LINE OF SAID GARDENHIRE TRACT, A DISTANCE OF 1713.82 FEET TO A 2" IRON PIPE FOUND FOR AN INTERIOR ELL CORNER OF SAID JENKINS TRACT AND THE COMMON NORTHWEST CORNER OF SAID GARDENHIRE TRACT;

THENCE, ALONG THE EAST LINES OF SAID JENKINS TRACT AND THE COMMON WEST LIENS OF SAID GARDENHIRE TRACT, AS FOLLOWS:

S 35°08'14" E, A DISTANCE OF 421.17 FEET TO A 1/2" IRON PIPE FOUND FOR CORNER;

S 78°22'42" E, A DISTANCE OF 219.52 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

S 38°04'52" E, A DISTANCE OF 113.33 FEET TO A 1/2" IRON PIPE FOUND FOR THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO HW WAXAHACHIE, LP, RECORDED IN VOLUME 2323, PAGE 1830, OPRECT;

THENCE ALONG THE NORTH LINES OF SAID HW WAXAHACHIE TRACT AS FOLLOWS:

S 82°18'03" W, A DISTANCE OF 1518.22 FEET TO A 1/2" IRON PIPE FOUND FOR CORNER;

N 80°18'09" W, A DISTANCE OF 435.36 FEET TO A 2" IRON PIPE FOUND FOR AN ANGLE POINT IN THE SOUTH LINE OF SAID JENKINS TRACT AND A COMMON ANGLE POINT IN THE NORTH LINE OF SAID HW WAXAHACHIE TRACT;

THENCE, S 89°53'09" W, ALONG THE SOUTH LINE OF SAID JENKINS TRACT AND THE COMMON NORTH LINE OF SAID HW WAXAHACHIE TRACT, A DISTANCE OF 848.99 FEET TO A RAILROAD SPIKE FOUND FOR THE SOUTHWEST CORNER OF SAID JENKINS TRACT AND AN INTERIOR ELL CORNER IN THE NORTH LINE OF SAID HW WAXAHACHIE TRACT;

THENCE ALONG THE WEST LINE OF SAID JENKINS TRACT AND THE COMMON EAST LINE OF SAID HW WAXAHACHIE TRACT, AS FOLLOWS:

N 01°04'38" W, A DISTANCE OF 1561.36 FEET TO A 3/4" IRON ROD FOUND FOR CORNER;

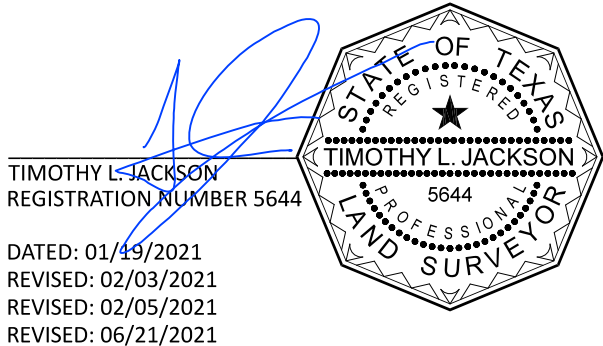
N 40°27'30" W, A DISTANCE OF 328.99 FEET TO A 1" IRON ROD FOUND FOR AN ANGLE POINT IN THE WEST LINE OF SAID JENKINS TRACT AND A COMMON NORTHEAST CORNER OF SAID HW WAXAHACHIE TRACT;

THENCE S 89°06'38" W, ALONG A SOUTH LINE OF SAID JENKINS TRACT AND A COMMON NORTH LINE OF SAID HW WAXAHACHIE TRACT, A DISTANCE OF 396.43 FEET TO A RAILROAD RAIL FOUND FOR ELL CORNER IN THE WEST LINE OF SAID JENKINS TRACT AND THE COMMON SOUTHEAST CORNER OF SAID MCCULLOUGH TRACT, FROM WHICH A NAIL FOUND, BEARS S 89°25'30" W, A DISTANCE OF 787.02 FEET;

THENCE N 03°47'39" W, ALONG THE WEST LINE OF SAID JENKINS TRACT AND THE COMMON EAST LINE OF SAID MCCULLOUGH TRACT, A DISTANCE OF 700.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 139.789 ACRES OF LAND MORE OR LESS.

I, TIMOTHY L. JACKSON, 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.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYOR'S STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION IV SURVEY.



## LAND TITLE SURVEY TRACT 1 - 41.357 ACRES

SITUATED IN THE  
J.B. & A. ADAMS SURVEY, ABSTRACT NO. 5

## TRACT 2 - 139.789 ACRES

SITUATED IN THE  
J.B. & A. ADAMS SURVEY, ABSTRACT NO. 5,  
MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 750,  
J. JOHNSON SURVEY, ABSTRACT NO. 557  
AND THE  
T.J. HAVENS SURVEY, ABSTRACT NO. 492  
ELLIS COUNTY, TEXAS

PROJECT NO. 1728

TEXAS REALITY CAPTURE  
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