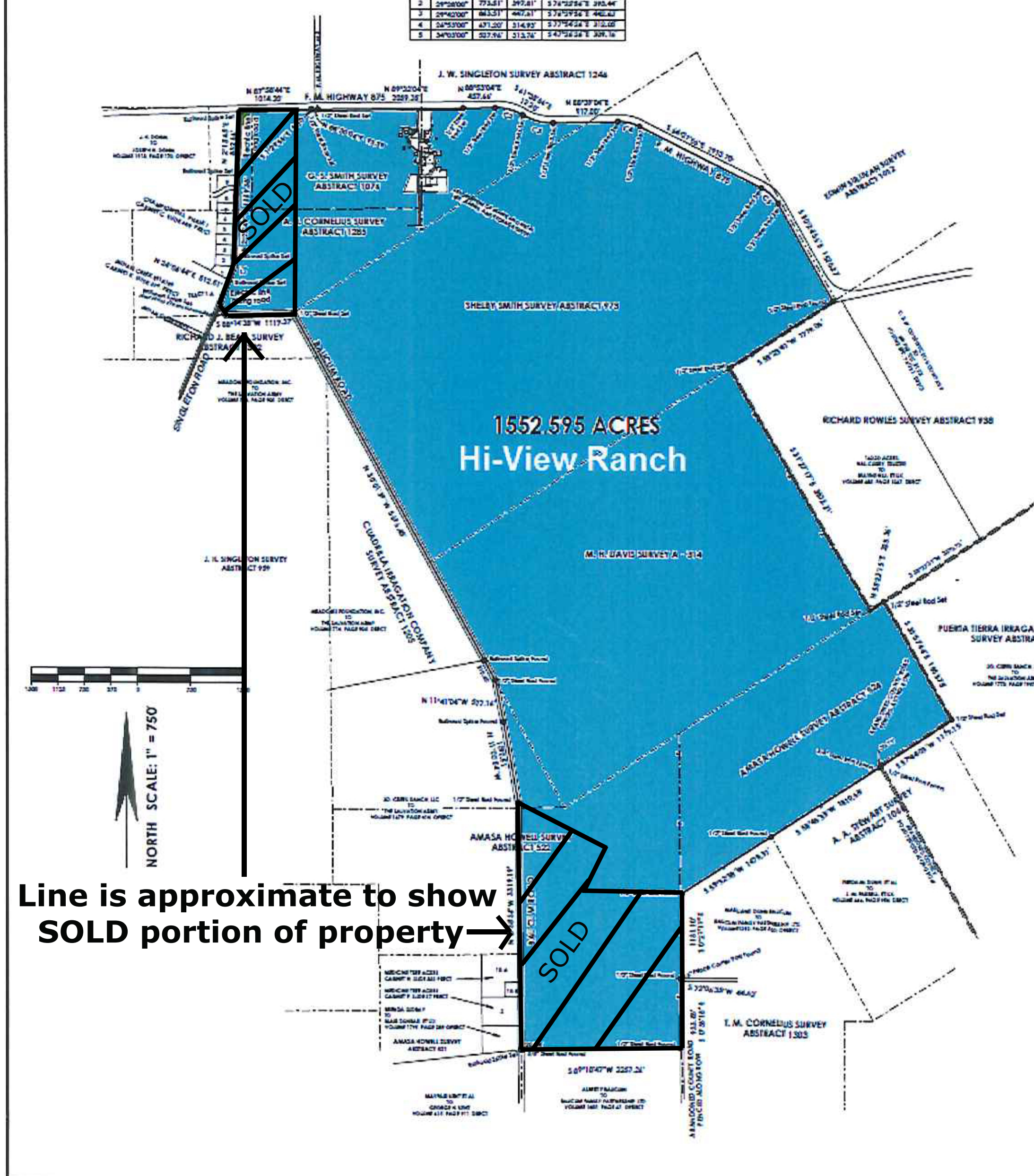
Hi-View Ranch Survey

October 2012



CV	CENTRAL ANGLE	RADIUS	LENGTH	CHORD BEARING & DISTANCE
1	22°14'05"	806.11'	312.83'	N 13°50'53"E 310.67'
2	29°28'00"	773.51'	397.81'	S 76°22'56"E 393.44'
3	29°42'00"	863.51'	447.61'	S 76°29'56"E 442.63'
4	26°53'00"	671.20'	314.93'	S 77°54'26"E 312.05'
5	34°03'00"	527.96'	313.76'	S 47°26'26"E 309.16'

FIELD NOTES for The Salvation Army   Job D-12152A

BEING a all of the G.S. Smith Survey, Abstract 1074, Amasa Howell Survey, Abstract 524 and the M.H. Davis Survey, Abstract 314 and a part of the Amasa Howell Survey, Abstract 522, the Shelby Smith Survey, Abstract 973, Cuadrilla Irrigation Company Survey, Abstract 1205, the A.J Cornelius Survey, Abstract 1285, the A.A. Stewart Survey, Abstract 1066, the G.B. Glover Survey, Abstract 1219, T.M. Cornelius Survey, Abstract 1303, and the J.W. Singleton Survey, Abstract 1246, Ellis County, Texas, and being a part of he 3212.1279 acre tract described in deed from So. Creek Ranch, LLC, a Texas Limited Liability Company to The Salvation Army, a Georgia Corporation recorded in Volume 1773, Page 1957, Official Public Records of said County and being more particularly described by its metes and bounds as follows;

BEGINNING at a railroad spike set in the center of Baucum Road, at the southwest corner of said 3212.1279 acre tract, the northwest corner of the tract described in deed from Albert F. Baucum to Baucum Family Partnership, LTD recorded in Volume 1455, Page 67 of said Official Public Records, the northeast corner of the tract described in deed from Maylan Kent, et al to George H. Kent recorded in Volume 615, Page 911, Deed Records of said County, the southeast corner of the tract described in deed from Brenda Sudboy to Blair Dunbar, et ux recorded in Volume 1795, Page 289 of said Official Public Records, on the west line of the Howell Survey, Abstract 522, the east line of the Amasa Howell Survey, Abstract 521 and the center of Baucum Road;

THENCE N 0°38'36" W, with the center of said Road and common line of said Abstracts 521 and 522 and Salvation Army tract, Dunbar tract, Medicine Tree Acres recorded in Cabinet F, Slide 27 and Medicine Tree Acres recorded in Cabinet H, Slide 385, Plat Records of said County and the tract described in deed from the Meadows Foundation, Inc. to The Salvation Army recorded in Volume 1679, Page 414 of said Official Public Records 3319.19 feet to a ½ inch steel rod found;

THENCE N 11°50'54" W, with the center of said Road, said tract described in Volume 1679, Page 414, a distance of 1090.51 feet to a railroad spike found and N 11°41'04" W, with the center of said Road, 577.16 feet to a ½ inch steel rod found and on the common line of said Cuadrilla Irrigation Company Survey and said Davis Survey;

THENCE N 30°01'39" W, with the center of said Road, Cuadrilla Irrigation Company, Davis and Smith Surveys and the Richard J. Beall Survey, Abstract 1302, a distance of 5696.48 feet to a ½ inch steel rod set at the common corner of said Smith, Cornelius and Beall Surveys;

THENCE S 88°14'38" W, with a southerly line of said 3212.1279 acre tract and common line of said Cornelius and Beall Surveys, 1117.37 feet to a railroad spike set in the center of Singleton Road and on the east line, Indian Creek Estates as recorded in Cabinet B, Slide 379 of said Plat Records;

THENCE N 24°56'44" E, with the center of said Singleton Road and westerly line of said 3212.1279 acre tract, 512.51 feet to a railroad spike set at the beginning of a curve to the left with a radius 856.11 feet, also being the southeast corner of Champion Hill, Phase I recorded in Cabinet C, Slide 685 of said Plat Records;

THENCE Northeasterly, with the center of said Road, east line of said Champion Hill and the arc of said curve through a central angle of 22°14'05", a chord bearing and distance of N 13°50'53" E, 310.67 feet, an arc length of 312.83 feet to a railroad spike set at the end of said curve;

THENCE N 2°55'49" E, with the center of said Singleton Road and east line of said Champion Hill, passing the common line of said Cornelius Survey and said Glover Survey, 1119.36 feet to a railroad spike set at its northeast corner of said Champion Hill and the southeast corner of the tract described in deed from J.H. Dohm to Joseph H. Dohm recorded in Volume 1913, Page 170 of said Official Public Records;

THENCE N 2°13'45" E, with the center of said Road and westerly line of said 3212.1279 acre tract, 650.66 feet to a railroad spike set on the south line of F.M. Highway 875;

THENCE with the southerly line of said Highway, N 87°58'44" E, 1014.20 feet to a ½ inch steel rod set, S 1°39'36" E, 5.00 feet to a ½ inch steel rod set, N 88°30'04" E, 93.39 feet to a ½ inch steel rod set, N 89°32'04" E, 2059.35 feet to a ½ inch steel rod set, S 88°53'04" E, 457.66 feet to a ½ inch steel rod set at the beginning of a curve with a radius of 773.51 feet, Southeasterly, with the arc of said curve to the right through a central angle of 29°28'00", a chord bearing and distance of S 76°22'56" E, 393.44 feet, an arc length of 397.81 feet to a ½ inch steel rod set at the end of said curve, S 61°38'56" E, 12.20 feet to a ½ inch steel rod set at the beginning of a curve with a radius of 863.51 feet, Northeasterly, with the arc of said curve to the left through a central angle of 29°42'00", a chord bearing and distance of S 76°29'56" E, 442.63 feet, an arc length of 447.61 feet to a ½ inch steel rod set at the end of said curve, N 88°39'04" E, 917.00 feet to a ½ inch steel rod set at the beginning of a curve with a radius of 671.20 feet, Southeasterly, with the arc of said curve to the right through a central angle of 26°53'00", a chord bearing and distance of S 77°54'26" E, 312.05 feet, an arc length 314.93 feet to a ½ inch steel rod set at the end of said curve, S 64°27'56" E, 1913.70 feet to a ½ inch steel rod set at the beginning of a curve with a radius of 527.96 feet, Southeasterly, with the arc of said curve to the right through a central angle of 34°03'00", a chord bearing and distance of S 47°26'26" E, 309.16 feet, an arc length of 313.76 feet to a ½ inch steel rod set at the end of said curve, S 30°24'56" E, 1520.37 feet to a ½ inch steel rod set on the common line of said Smith and Rowles Surveys and the northwest line of the tract described in deed from Hal Curry, Trustee to Wayne Hill, et ux recorded in Volume 685, Page 1067 of said Deed Records and in the center of an abandoned county road;

THENCE S 58°25'41" W, with the common line of said Smith and Rowles Surveys and abandoned road, 1719.06 feet to a ½ inch steel rod set at the common corner of said Hill tract, Rowles Survey and Davis Survey;

THENCE S 31°57'17" E, with the common line of said Davis and Rowles Surveys, west line of said Hill tract and center of said abandoned road, 3002.21 feet to a ½ inch steel rod set on the common south corner of said Davis and Rowles Surveys and Hill tract and on the northwest line of said Howell Survey, Abstract 524;

THENCE N 58°55'15" E, with the center of said abandoned Road, common line of said Rowles Survey, Howell Survey, Abstract 524 and Hill tract, 225.36 feet to a ½ inch steel rod set at the common corner of said Howell Survey, Abstract 524 and the Puerta Terra Irrigation Survey, Abstract 1239;

THENCE S 30°57'44" E, with the center of said abandoned road and common line of said Howell Survey, Abstract 524 and Puerta Terra Irrigation Survey, 1653.78 feet to a ½ inch steel rod set at the east corner of the above mentioned Howell Survey;

THENCE S 57°44'03" W, 1179.15 feet to a ½ inch steel rod found in the center of said abandoned road;

THENCE, S 58°46'33" W, with the northwest line of the tract described in deed from Freda M. Dunn, et al to J.M. Farrell, et ux recorded in Volume 446, Page 954 of said Deed Records, at 20.71 feet passing a 3/8 inch steel rod on the west line of said abandoned road, in all 1810.68 feet to a ½ inch steel rod found at the common corner of said Stewart Survey and the T.M. Cornelius Survey, Abstract 1303 and Farrell tract and the tract described in deed from Marjane Dunn Baucum to Baucum Family Partnership, LTD recorded in Volume 1392, Page 320 of said Official Public Records;

THENCE, S 59°52'36" W, with the common line of said Baucum Family tract and Howell Survey, Abstract 524 and Cornelius Survey, a distance of 1478.31 feet to a ½ inch steel rod found at the northwest corner of said Baucum Family tract and interior corner of said 3212.1279 acre tract;

THENCE with the west line of said Baucum Family tract, generally along a fence, S 0°27'17" E, 1131.10 feet to a 6 inch fence corner post found, S 72°06'35" W, 44.62 feet to a ½ inch steel rod found and S 0°35'18" E, 935.83 feet to a ½ inch steel rod found at the northeast corner of said Baucum Family Partnership LTD tract recorded in Volume 1455, Page 67 of said Official Public Records of said County;

THENCE S 89°10'47" W, with the common line of said 3212.1279 acres and Baucum Family tract recorded in Volume 1455, Page 67, generally along a fence, at 2237.33 feet passing a 3/8 inch steel rod found, in all 2257.26 feet to the point of beginning and containing approximately 1552.595 acres of land.

SURVEY PLAT OF
1552.595 ACRES BEING ALL OF THE
G. S. SMITH SURVEY, ABSTRACT 1076, AMASA HOWELL SURVEY, ABSTRACT 524,
AND THE M. H. DAVIS SURVEY, ABSTRACT 314,
AND BEING A PART OF THE
AMASA HOWELL SURVEY, ABSTRACT 522, SHELBY SMITH SURVEY, ABSTRACT 973,
CUADRILLA IRRIAGATION COMPANY SURVEY, ABSTRACT 1205, A. J. CORNELIUS SURVEY,
ABSTRACT 1285, A. A. STEWART SURVEY, ABSTRACT 1066, G. B. GLOVER SURVEY, ABSTRACT 1219,
T.M. CORNELIUS SURVEY, ABSTRACT 1303, AND THE J. W. SINGLETON SURVEY, ABSTRACT 1246,
ELLIS COUNTY, TEXAS

I declare that this plat is the representation of an actual and accurate survey made on the ground in September and October 2012. The bearings recited hereon are based on record deed of subject tract. This survey is for the benefit of The Salvation Army.

Stuart L. Hamilton
Registered Professional Land Surveyor Number 4400

Copy ___ of ___ signed on ________.

Job Number: D-12152A   drawn by mlh

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