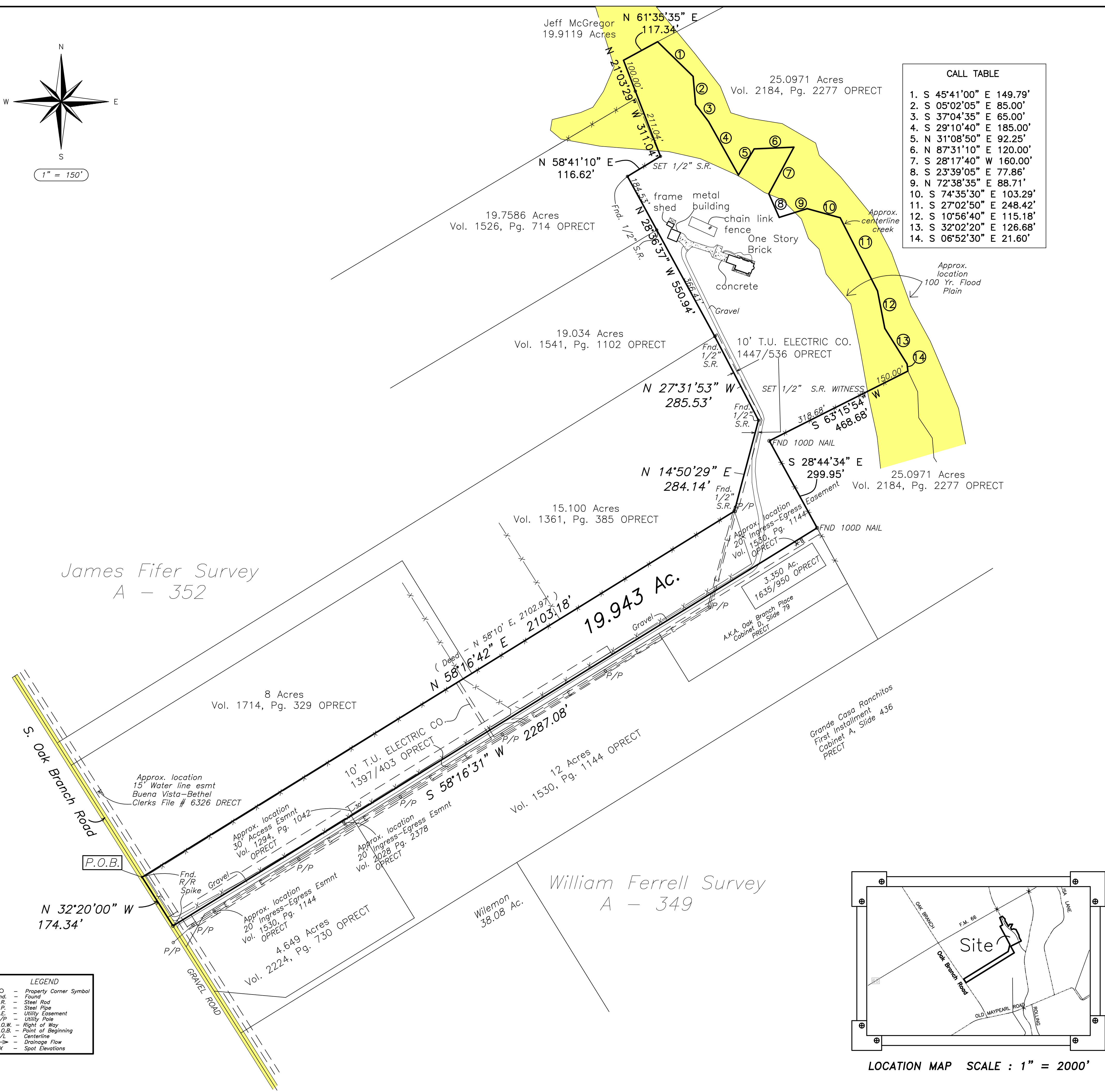


James Fifer Survey
A - 352

LEGEND	
O	Property Corner Symbol
Fnd.	Found
S.R.	Steel Rod
S.P.	Steel Pipe
U.E.	Utility Easement
P/P	Utility Pole
R.O.W.	Right of Way
P.O.B.	Point of Beginning
C/L	Centerline
→	Drainage Flow
X	Spot Elevations



FIELD NOTES

19.943 Acres

BEING all that certain lot, tract, or parcel of land situated in the J. Fifer Survey, Abstract No. 352, and being a 19.943 acre tract described by instrument recorded in Volume 2546, Page 1863 of the Official Public Records, Ellis County, Texas (OPRECT), and being more particularly described as follows:

BEGINNING at a railroad spike found in Oak Branch Road (a public road) for the west corner of this tract, said spike being the south corner of a called 8.000 acre tract described by instrument recorded in Volume 1714, Page 329 OPRECT;

THENCE N 58°16'42" E, 2103.18 feet (Deed - N 58°10' E, 2102.97 feet) along a northwest line of this tract and along the southeast line of said 8.000 acre tract, passing the east corner thereof and a south corner of a called 15.100 acre tract described by instrument recorded in Volume 1361, Page 385 OPRECT, continuing along a southeast line thereof to a 1/2" steel rod found for corner;

THENCE N 14°50'29" E, 284.14 feet (Deed - N 14°48'15" E, 284.25 feet) along a westerly line of this tract and along an easterly line of said 15.100 acre tract, to a 1/2" steel rod found for corner;

THENCE N 27°31'53" W, 285.53 feet along a southwest line of this tract and along a northeast line of said 15.100 acre tract, to a 1/2" steel rod found for corner, said rod being the north corner of said 15.100 acre tract and the east corner of a called 19.034 acre tract of land recorded in Volume 1541, Page 1102 OPRECT;

THENCE N 28°36'37" W, 550.94 feet (Deed - N 28°13'10" W, 836.52 feet) continuing along a southwest line of this tract and along the northeast line of said 19.034 acre tract, passing the north corner thereof and an easterly corner of a called 19.756 acre tract described by instrument recorded in Volume 1526, Page 714 OPRECT, continuing along a northeast line thereof, to a 1/2" steel rod found for a westerly corner of this tract, and an inset corner of said 19.756 acre tract;

THENCE N 58°41'10" E, 116.62 feet (Deed - same bearing, 115.1 feet) along a northwest line of this tract and along a southeast line of said 19.756 acre tract, to a 1/2" steel rod found for an inset corner of this tract and for a westerly corner of said 19.756 acre residual;

THENCE N 21°03'29" W (Deed - N 20°43'10" W, 311.48 feet) 211.04 feet along a southwest line of this tract and along a northeast line of said 19.756 acre tract to a 1/2" steel rod found for witness and being the southeast corner for a 19.9119 acre tract, in all a total distance of 311.04 feet to a point for corner for the most northerly west corner of this tract and for an easterly corner of said 19.9119 acre tract;

THENCE N 61°35'35" E, 117.34 feet (Same as deed) along the most northerly northwest line of this tract and along a southeast line of said 19.9119 acre tract, to a point in the approximate centerline of a creek for the north corner of this tract and the northwest corner of a called 25.0971 acre tract described by instrument recorded in Volume 2184, Page 2277 OPRECT;

THENCE along the approximate centerline of said creek, and along the westerly lines of this tract and said 20.00 acre tract, the following bearings and distances, all to points for corner: S 45°41'00" E, 149.79 feet; S 05°02'05" E, 85.00 feet; S 37°04'35" E, 65.00 feet; S 29°10'40" E, 185.00 feet; N 31°08'50" E, 92.25 feet; N 87°31'10" E, 120.00 feet; S 28°17'40" W, 160.00 feet; S 23°39'05" E, 77.86 feet; N 72°38'35" E, 88.71 feet; S 74°35'30" E, 103.29 feet; S 27°02'50" E, 248.42 feet; S 10°56'40" E, 115.18 feet; S 32°02'20" E, 126.68 feet; And S 06°52'30" E, 21.60 feet to a point for the most easterly corner of this tract, said point being in the northwest line of said 25.0971 acre tract;

THENCE S 63°15'54" W, 468.68 feet (Same as deed) along a southeast line of this tract and along the northwest line of said 25.0971 acre tract, to a 100d nail found for an inset corner of this tract, and for the west corner of said 25.0971 acre tract;

THENCE S 28°44'34" E, 299.95 feet (Deed - same bearing, 300.07 feet) along a northeast line of this tract, and along the southwest line of said 25.0971 acre tract, to a 100d nail found for an easterly corner of this tract, said nail being the north corner of Oak Branch Place, an addition in Ellis County according to the plat thereof recorded in Cabinet D, Slide 79 of the Plat Records, Ellis County, Texas;

THENCE S 58°16'31" W, 2287.08 feet (Deed - S 58°10' W, 2287.26 feet) along a southeast line of this tract, and along the northwest line of said addition, to a railroad spike found in said road for the south corner of this tract, and for the west corner of said addition;

THENCE N 32°20'00" W, 174.34 feet (Deed - N 32°25' W, 174.33 feet) along said road, and along a southwest line of this tract, to the POINT OF BEGINNING, and containing approximately 19.943 acres of land.

SURVEYORS DECLARATION

TO THE LIEN HOLDERS AND/OR THE OWNERS AND/OR THE PURCHASERS OF THE PREMISES

SURVEYED AND TO: Lawyers Title Co.

I hereby declare that in March, 2011, this survey was made on the ground as per the field notes shown on this survey and is true, correct and accurate as to the boundaries and are as of the subject property and the size, location and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way.

Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets or alleys by any improvements on the subject property and there are no conflicts or protrusions.

I further declare to the following conditions:

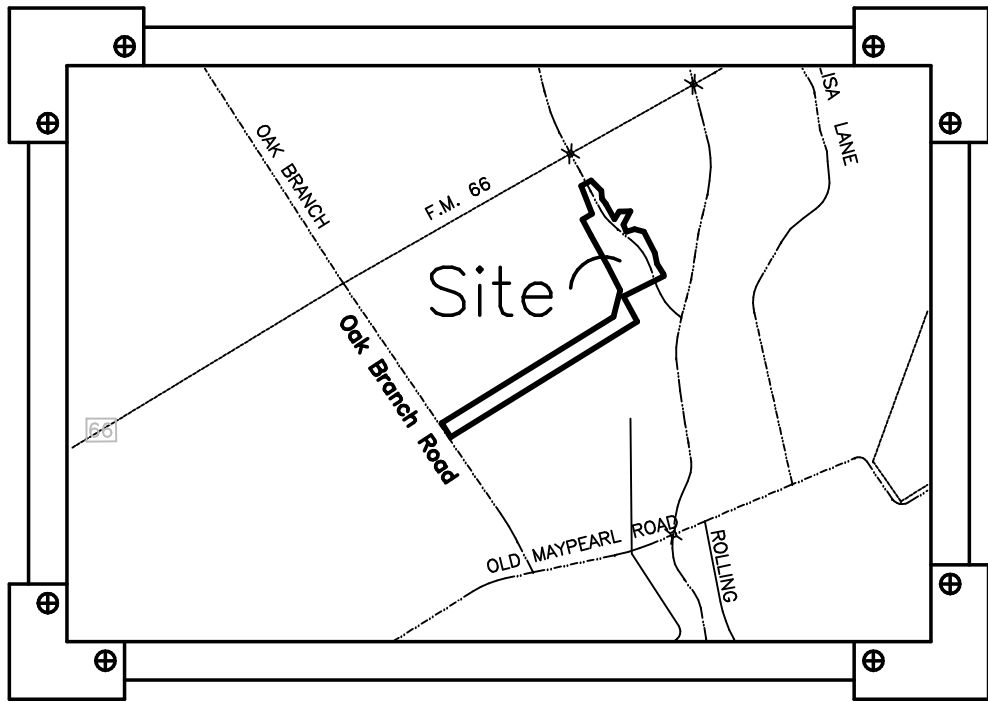
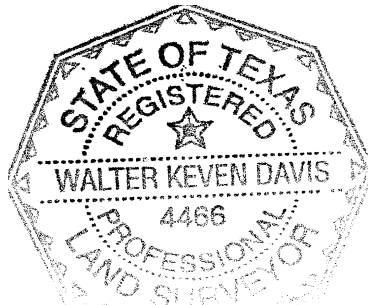
- That a portion of the said tract lies within a Special Flood Hazard Boundary according to the Flood Insurance Rate Map for Ellis County, Texas, Map # 48139C0110 D.
- This survey reflects the above ground (visible) location of utilities. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service, or abandoned. Further, the surveyor does not warrant that the underground utilities shown are in the exact location indicated. Underground utilities which may affect this property were not located during the course of this survey, but has made an attempt to locate as accurately as possible any underground utility indicated by above ground evidence.
- Information in parenthesis are from public records (Deed calls).
- Bearing sources are as per record plot or field notes description. This survey was prepared in conjunction with Lawyers Title Co. G.F. No. 10-0008910, Dated February 28, 2011; Easements, rights-of-way, or other exceptions noted herein are according to the Schedule B therein. The surveyor has not abstracted the property. Based on the easements and/or deeds provided by the title company, the following do not appear to affect the subject property:

State of Texas 376/579 DRECT

5. Unless otherwise labeled, all property corners indicated as "Set" are 1/2" diameter steel rods with yellow plastic caps marked (RPLS 4466).

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 3 Survey.

Walter Keven Davis
Walter Keven Davis, R.P.L.S. # 4466
Davis & McDill



LOCATION MAP SCALE : 1" = 2000'

Survey Plat
19.943 Acres

J. Fifer Survey A-352
Ellis County, Texas

REVISIONS	BY

DAVIS & MCDILL, Inc.

(A Texas Licensed Surveying Firm # 101504-00)
CONSULTING ENGINEERS - LAND SURVEYORS
P.O. BOX 428, WAXAHACHE, TEXAS 75168
PHONE: (972) 938-1185 FAX (972) 937-0307

ENGINEERS
D & M
SURVEYORS

Date: 3-8-11

Scale: 1"=150'

Drawn: KLH

Job: 211-0102

Sheet 1

of 1 sheets.