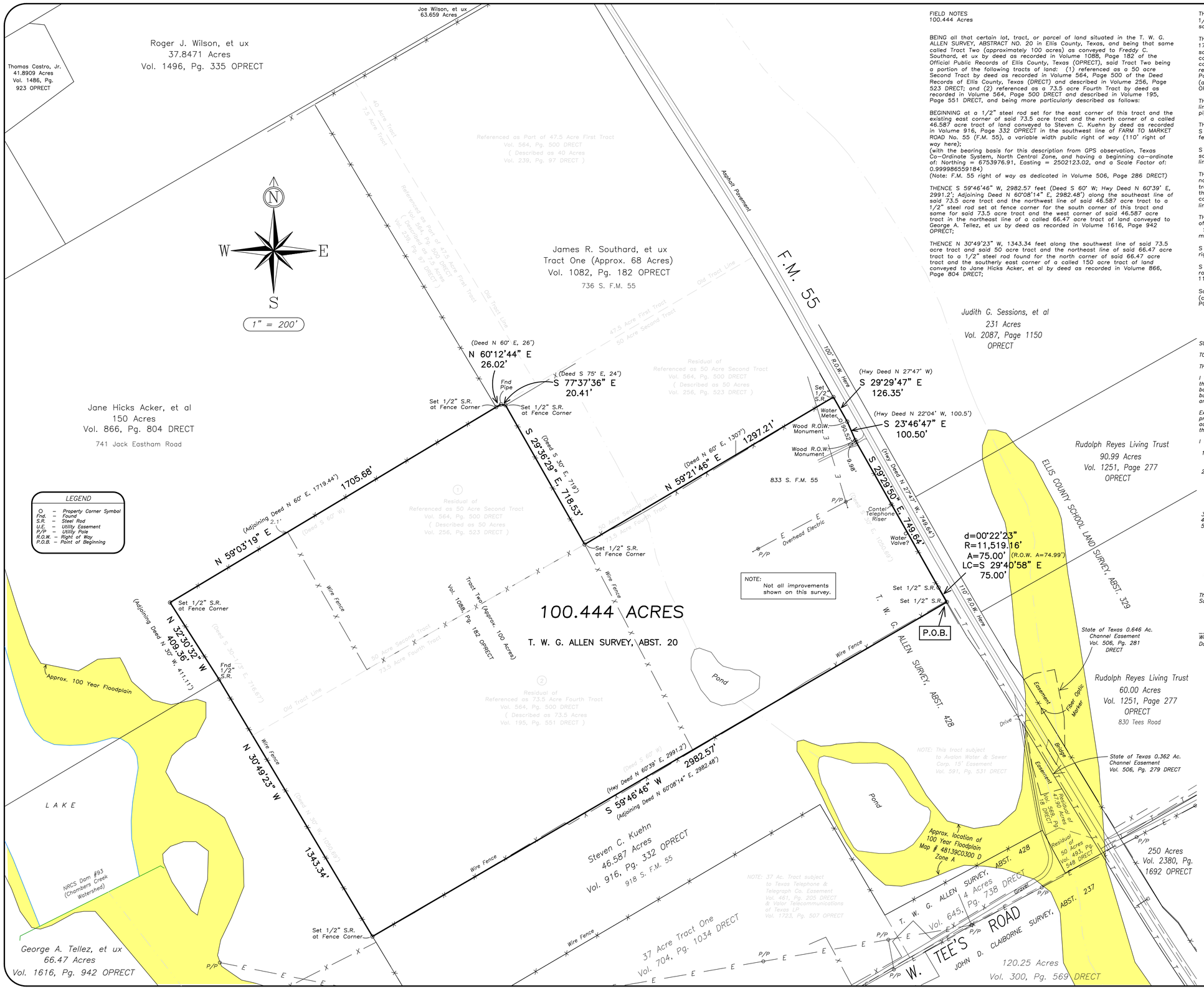

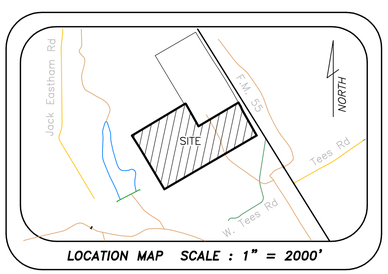

LOCATION MAP SCALE : 1" = 2000'

FIELD NOTES
100.444 Acres

BEING all that certain lot, tract, or parcel of land situated in the T. W. G. ALLEN SURVEY, ABSTRACT NO. 20 in Ellis County, Texas, and being that same called Tract Two (approximately 100 acres) as conveyed to Freddy C. Southard, et ux by deed as recorded in Volume 1088, Page 182 of the Official Public Records of Ellis County, Texas (OPRECT), said Tract Two being a portion of the following tracts of land: (1) referenced as a 50 acre Second Tract by deed as recorded in Volume 564, Page 500 of the Deed Records of Ellis County, Texas (DRECT) and described in Volume 256, Page 523 DRECT; and (2) referenced as a 73.5 acre Fourth Tract by deed as recorded in Volume 564, Page 500 DRECT and described in Volume 195, Page 551 DRECT, and being more particularly described as follows:

BEGINNING at a 1/2" steel rod set for the east corner of this tract and the existing east corner of said 73.5 acre tract and the north corner of a called 46.587 acre tract of land conveyed to Steven C. Kuehn by deed as recorded in Volume 916, Page 332 OPRECT in the southwest line of FARM TO MARKET ROAD No. 55 (F.M. 55), a variable width public right of way (110' right of way here);
(with the bearing basis for this description from GPS observation, Texas Co-Ordinate System, North Central Zone, and having a beginning co-ordinate of: Northing = 6753976.91, Easting = 2502123.02, and a Scale Factor of: 0.999986559184)
(Note: F.M. 55 right of way as dedicated in Volume 506, Page 286 DRECT)

THENCE S 59°46'46" W, 2982.57 feet (Deed S 60° W; Hwy Deed N 60°39' E, 2991.2'; Adjoining Deed N 60°08'14" E, 2982.48') along the southeast line of said 73.5 acre tract and the northwest line of said 46.587 acre tract to a 1/2" steel rod set at fence corner for the south corner of this tract and same for said 73.5 acre tract and the west corner of said 46.587 acre tract in the northeast line of a called 66.47 acre tract of land conveyed to George A. Tellez, et ux by deed as recorded in Volume 1616, Page 942 OPRECT;

THENCE N 30°49'23" W, 1343.34 feet along the southwest line of said 73.5 acre tract and said 50 acre tract and the northeast line of said 66.47 acre tract to a 1/2" steel rod found for the north corner of said 66.47 acre tract and the southerly east corner of a called 150 acre tract of land conveyed to Jane Hicks Acker, et al by deed as recorded in Volume 866, Page 804 DRECT;

THENCE N 32°30'32" W, 409.36 feet (Adjoining Deed N 30° W, 411.11') to a 1/2" steel rod set at fence corner for the west corner of this tract and same for said 50 acre tract at an inner ell corner of said 150 acre tract;

THENCE N 59°03'19" E, 1705.68 feet (Deed S 60° W; Adjoining Deed N 60° E, 1719.44') along the northwest line of said 50 acre tract and the middle southeast line of said 150 acre tract to a 1/2" steel rod set at fence corner for the middle east corner of said 150 acre tract and the south corner of a called 7.5 acre tract of land as referenced in First Tract as recorded in Volume 564, Page 500 DRECT and described in Volume 239, Page 97 DRECT as conveyed to James R. Southard, et ux as Tract One (approximately 68 acres) by deed as recorded in Volume 1088, Page 182 OPRECT;

THENCE N 60°12'44" E, 26.02 feet (Deed N 60° E, 26') along the northwest line of said 50 acre tract and the southeast line of said 7.5 acre tract to a pipe found for a westerly north corner of this tract;

THENCE through said 50 acre tract as follows:
S 77°37'36" E, 20.41 feet (Deed S 75° E, 24') to a 1/2" steel rod set at fence corner for an inner ell corner of said Tract One;

S 29°36'29" E, 718.53 feet (Deed S 30° E, 719') to the south corner of said Tract One and being an inner ell corner of this tract in the southeast line of said 50 acre tract and the northwest line of said 73.5 acre tract;

THENCE N 59°21'46" E, 1297.21 feet (Deed N 60° E, 1307') along the northwest line of said 73.5 acre tract and the southeast line of said 50 acre tract to a 1/2" steel rod set for the easterly north corner of this tract and the existing north corner of said 73.5 acre tract and the existing east corner of said Tract One and same for said 50 acre tract in the southwest line of said F.M. 55, a 100' wide right of way here;

THENCE along the northeast line of this tract and the existing northeast line of said 73.5 acre tract and the southwest line of said F.M. 55 as follows:
S 29°29'47" E, 126.35 feet (Hwy Deed N 27°47' W) to a wood right of way monument found;

S 23°46'47" E (Hwy Deed N 22°04' W, 100.5') passing at 90.52 feet a wood right of way monument found, in all, 100.50 feet to a bend point;

S 29°29'50" E, 749.64 feet (Hwy Deed N 27°47' W, 749.64') to a 1/2" steel rod set at the beginning of a counter clockwise curve having a radius of 11,519.16 feet;

Southeasterly, 75.00 feet (Hwy Deed A=74.99') along the arc of said curve (central angle=00°22'23" and long chord=S 29°40'58" E, 75.00 feet) to the POINT OF BEGINNING and containing approximately 100.444 acres of land.

(also known as 833 S. F.M. 55)

SURVEYORS DECLARATION

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

THE PREMISES SURVEYED AND TO: _____

I hereby declare that in April, 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 areas 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:

1. *That no portion of the said tract lies within a Special Flood Hazard Boundary according to the Flood Insurance Rate Map for Ellis County, Texas, Map Number: 48139C0300 D, Zone: X Unshaded.*
2. *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.*
3. *Information in parenthesis are from public records (Deed calls).*
4. *Bearing sources are as per record plat or field notes description.*
5. *This survey was prepared in conjunction with _____ Commitment for Title Insurance, G.F. No. _____, dated: _____, 2011. The easements, rights-of-way, or other exceptions noted hereon are according to the Schedule B therein. The surveyor has not abstracted the property. Based on the easements and/or deeds furnished by the aforesaid title company, the following do not appear to affect the subject property:*

NO TITLE WORK AT THIS TIME

6. *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 1B, Condition 4 Survey.

_____ _____
Walter Keven Davis, R.P.L.S. # 4466 *Date*
Davis & McDill, Inc.

REVISIONS	BY

ENGINEERS D&M SURVEYORS
DAVIS & McDILL, Inc.
(A Texas licensed surveying firm # 101504-00, and a Texas licensed engineering firm # F-8439)
P.O. BOX 428, Waxahachie, Texas 75168
Phone: Metro 972-938-1185 Fax: 972-937-0307

Date: 04-06-2011
Scale: 1" = 200'
Drawn: K. Bohanon
Job: 211-0093
Sheet 1 of 1 sheets.

SURVEY PLAT
100.444 Acres
T. W. G. ALLEN Survey, Abst. 20
Ellis County, Texas