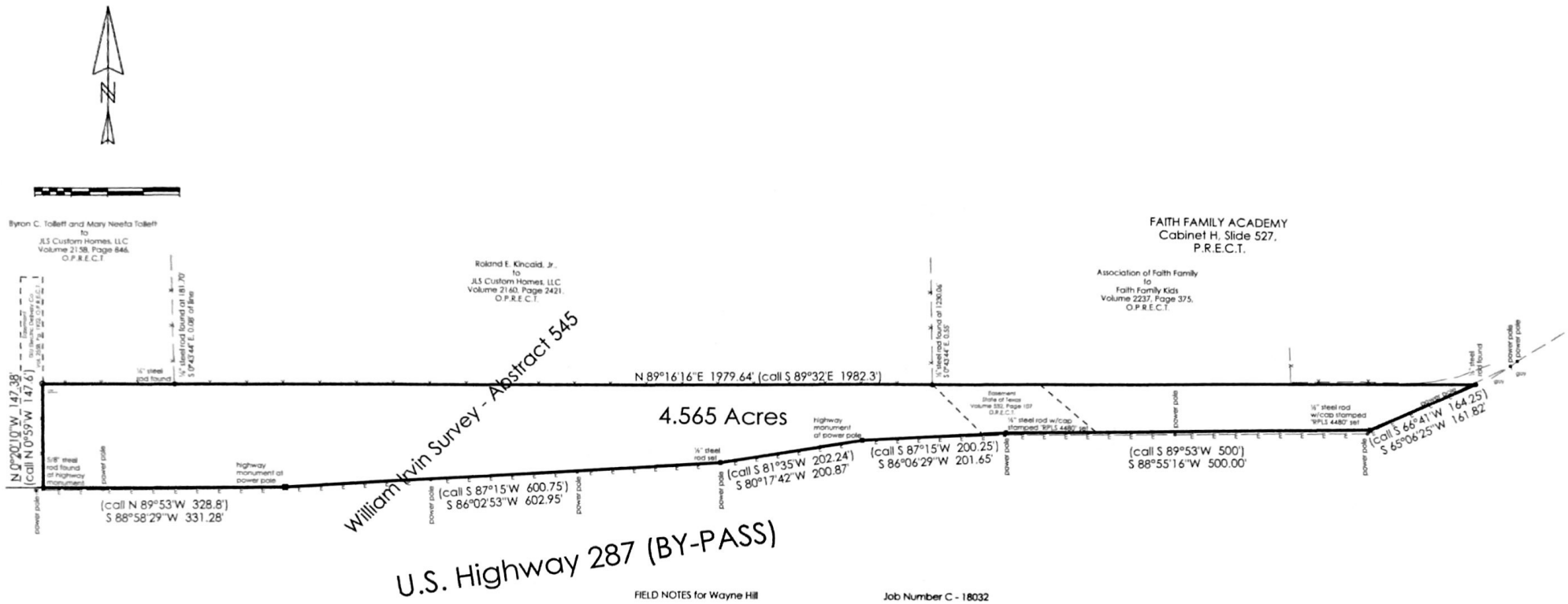

FIELD NOTES for Wayne Hill Job Number C - 18032

BEING a part of the William Irvin Survey, Abstract 545, City of Waxahachie, Ellis County, Texas, and being the 4.563 acre tract described in deed from Ben O. Ballard to Wayne Hill recorded in Volume 728, Page 313, Deed Records, Ellis County, Texas, and being more particularly described by it metes and bounds as follows:

BEGINNING at a ½ inch iron pipe found at the northwest corner of said Hill 4.563 acre tract and an interior corner of the 10.365 acre tract described in deed from Byron C. Tollett and Mary Neeta Tollett to JLS Custom Homes, LLC recorded in Volume 2158, Page 846, Official Public Records, Ellis County, Texas (O.P.R.E.C.T.);

THENCE N 89°16'16" E, with the north line of said Hill 4.563 acre tract and the south line of said 10.365 acre tract, passing at 181.70 feet the common south corner of said 10.365 acre tract and the 27.792 acre tract described in deed from Roland E. Kincaid, Jr., to JLS Custom Homes, LLC recorded in Volume 2160, Page 2421, O.P.R.E.C.T. from which a ½ inch steel rod found bears S 0°43'44" E, 0.08 feet and continuing with the south line of said 27.792 acre tract, passing at 1230.06 feet the common south corner of said 27.792 acre tract and Lot 1, Block A of the FAITH FAMILY ACADEMY addition to the City of Waxahachie, Texas recorded in Cabinet H, Slide 527, Plat Records, Ellis County, Texas (P.R.E.C.T.) from which a a ½ inch steel rod found bears S 0°43'44" E, 0.55 feet, and continuing with the south line of said Lot 1, Block A, in all 1979.64 feet (call S 89°32'E, 1982.3 feet) to a ½ inch steel rod found at the common east corner of said Hill 4.563 acre tract and said Lot 1, Block A and on the north right of way line of U. S. Highway 287 Waxahachie By-Pass;

THENCE S 65°06'25" W, with the south line of said Hill 4.563 acre tract and said right of way line, 161.82 feet (call S 66°41'W, 164.25 feet) to a ½" steel rod set;

THENCE S 88°55'16" W, with the south line of said Hill 4.563 acre tract and said right of way line, 500.00 feet (call S 89°53'W, 500 feet) to a ½" steel rod set;

THENCE S 86°06'29" W, with the south line of said Hill 4.563 acre tract and said right of way line, 201.65 feet (call S 87°15'W, 200.25 feet) to a Texas Department of Transportation (TxDOT) highway monument;

THENCE S 80°17'42" W, with the south line of said Hill 4.563 acre tract and said right of way line, 200.87 feet (call S 81°35'W, 202.24 feet) to a ½" steel rod set;

THENCE S 86°02'53" W, with the south line of said Hill 4.563 acre tract and said right of way line, 602.95 feet (call S 87°15'W, 600.75 feet) to a TxDOT highway monument;

THENCE S 88°58'29" W, with the south line of said Hill 4.563 acre tract and said right of way line, 331.28 feet (call N 89°53'W, 328.8 feet) to a 5/8" steel rod found at the common south corner of said Hill 4.563 acre tract and said 10.365 acre tract;

THENCE N 0°20'10" W, with the common line of said Hill 4.563 acre tract and said 10.365 acre tract, 147.38 feet (call N 0°59'W, 147.6 feet) to the point of beginning and containing approximately 4.565 acres of land.

I declare that the plat hereon is the representation of an actual and accurate survey made on the ground 4 April 2018 and that corner monuments were found or set under my personal supervision. The bearings recited hereon are based on the Texas Coordinate System of 1983, Texas North Central Zone per GPS observations. This survey is for the benefit of Wayne Hill. No research was made for easements or rights of way.

Stuart G. Hamilton
Registered Professional
Land Surveyor
Number 4480

STATE OF TEXAS
REGISTERED
STUART G. HAMILTON
4480
PROFESSIONAL
LAND SURVEYOR

Copy 2 of 6 signed on APR 05 2018
Drawn by: sgh JOB NO. C - 18032

ELLIS ASSOCIATES
SURVEYORS
212 North College Tel. 972 - 937-7474
Waxahachie, Texas 75165
TBPLS License No. 10047100

Standard Land Survey Plat
of
4.565 Acres
in the
William Irvin Survey, Abstract 545,
City of Waxahachie, Ellis County, Texas