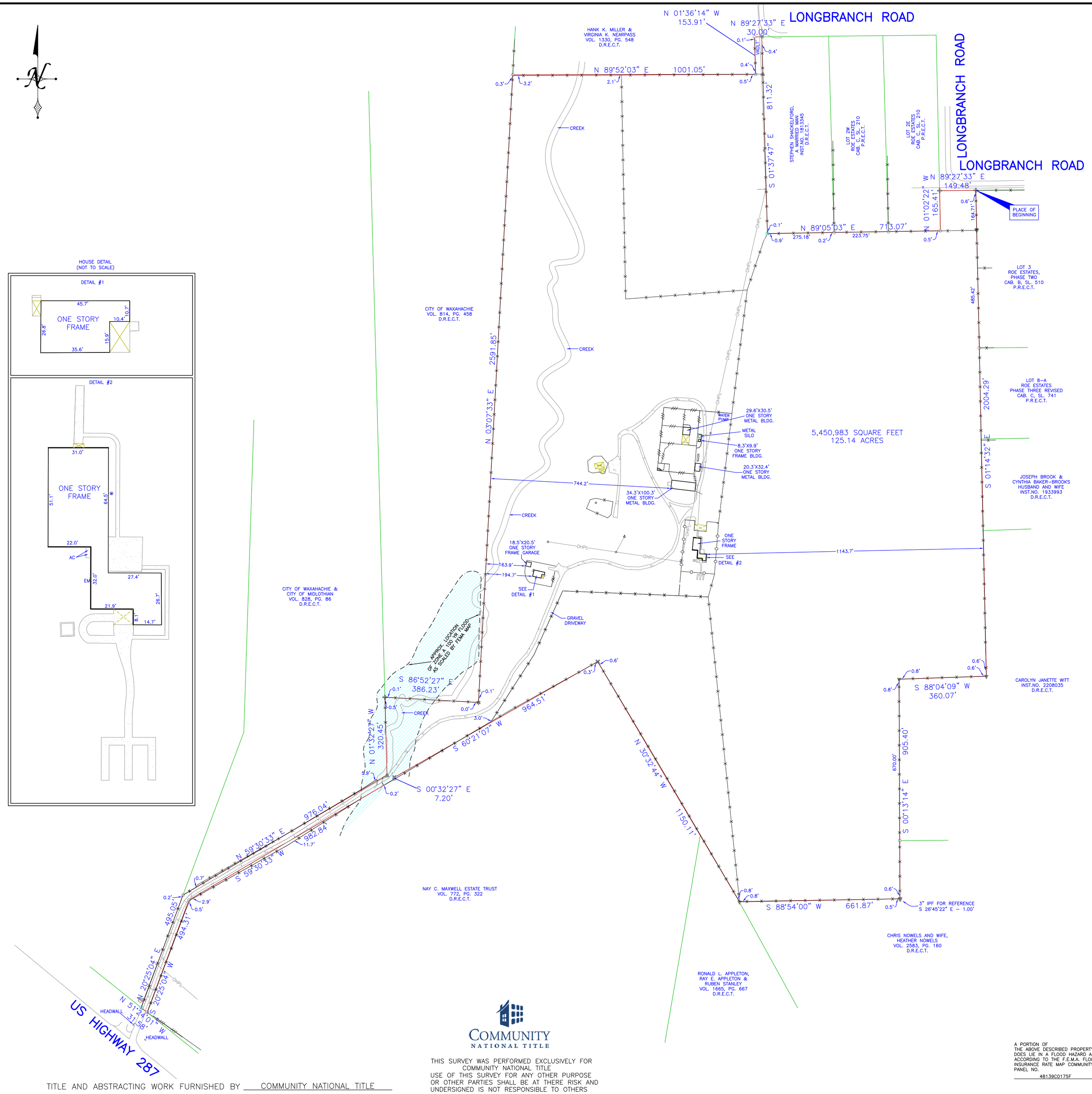

BEING all that certain lot, tract or parcel of land situated in the W.E. Midleton Survey, Abstract No. 775, the West Wilkins Survey, Abstract No. 1162 and the Daniel Weaver Survey, Abstract No. 1138, Ellis County, Texas, being a portion of those tracts of land described in deed to Gerald Clifford Smith, recorded in Volume 2658, Page 449, Deed Records, Ellis County, Texas (D.R.E.C.T.), which a portion of said tract is a part of Lot 1 of Roe Estates, an Addition to Ellis County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 509, Plat Records, Ellis County, Texas (P.R.E.C.T.), being more particularly described by the following metes and bounds description:

BEGINNING at a 3/4 inch iron rod found for corner in the South line of Longbranch Road, at the Northwest corner of Lot 3 of Roe Estates, Phase Two, an Addition to Ellis County, Texas, according to the Plat thereof recorded in Cabinet B, Slide 510, (P.R.E.C.T.), being the Easterly Northeast corner of said Smith tract;

THENCE South 01 deg. 14 min. 32 sec. East, passing at a distance of 164.71 feet a 3 inch iron pipe found for reference and again passing a 1/2 inch iron rod found for reference at 458.52 feet at the Southwest corner of said Lot 3 and continuing for a total distance of 2004.29 feet to a 3 inch iron pipe found for corner at an ell corner of a tract of land described in deed to Carolyn J. Witt, recorded under Instrument No. 2208035 (D.R.E.C.T.);

THENCE South 88 deg. 04 min. 09 sec. West, a distance of 360.07 feet to a 3 inch iron pipe found for corner at the Westerly Northwest corner of said Witt tract;

THENCE South 00 deg. 13 min. 14 sec. East passing at a distance of 670.00 feet a 12 inch iron rod found for reference at the Westernmost Northwest corner of said Witt tract, continuing in all a distance of 905.40 feet to a point for corner at an ell corner of a tract of land described in deed to Chris Nowels and wife, Heather Nowels, recorded in Volume 2583, Page 160 (D.R.E.C.T.), from which a 3 inch iron pipe found for reference bears South 26 deg. 45 min. 22 sec. East, a distance of 1.00 feet;

THENCE South 88 deg. 54 min. 00 sec. West, a distance of 661.87 feet to a 3 inch iron pipe found for corner in the Northeast line of a tract of land described in deed to Ronald L. Appleton, Ray E. Appleton and Ruben Stanley, recorded in Volume 1665, Page 667 (D.R.E.C.T.), at the Westerly Northwest corner of said Nowels tract;

THENCE North 30 deg. 32 min. 44 sec. West, a distance of 1150.11 feet to a 1/2 inch iron pipe found for corner at the North corner of a tract of land described in deed to Nay C. Maxwell Estate Trust, recorded in Volume 772, Page 322 (D.R.E.C.T.);

THENCE South 60 deg. 21 min. 07 sec. West, a distance of 964.51 feet to a 1/2 inch iron pipe found for corner;

THENCE South 00 deg. 32 min. 27 sec. East, a distance of 7.20 feet to a 3/8 inch iron rod found for corner;

THENCE South 59 deg. 30 min. 33 sec. West, a distance of 982.84 feet to a 1/2 inch yellow-capped iron rod set for corner at the Northerly West corner of said Maxwell tract;

THENCE South 20 deg. 25 min. 04 sec. West, a distance of 494.31 feet to a point for corner in the Northeast line of U.S. Highway 287, at the Southerly West corner of said Maxwell tract;

THENCE North 51 deg. 24 min. 01 sec. West, a distance of 31.58 feet to a TXDOT monument found for corner;

THENCE North 20 deg. 27 min. 33 sec. East, a distance of 495.05 feet to a 1/2 inch iron rod found for corner at the Southwest corner of a tract of land described in deed to the City of Waxahachie and the City of Midlothian, recorded in Volume 828, Page 86 (D.R.E.C.T.);

THENCE North 59 deg. 30 min. 33 sec. East, a distance of 976.04 feet to a 3 inch disk monument found for corner at the Southeast corner of said City of Waxahachie and the City of Midlothian tract;

THENCE North 01 deg. 32 min. 27 sec. West, a distance of 320.45 feet to a 3/4 inch iron rod found for corner at the Southwest corner of a tract of land described in deed to the City of Waxahachie, recorded in Volume 814, Page 458 (D.R.E.C.T.);

THENCE South 86 deg. 52 min. 27 sec. East, a distance of 386.23 feet to a punch hole found for corner at the Southeast corner of said City of Waxahachie tract;

THENCE North 03 deg. 07 min. 33 sec. East, a distance of 2591.85 feet to a 1/2 inch iron rod found for corner in the East line of said City of Waxahachie tract, at the Southwest corner of a tract of land described in deed to Hank K. Miller and Virginia K. Nearpass, recorded in Volume 1330, Page 548 (D.R.E.C.T.);

THENCE North 89 deg. 52 min. 03 sec. East, a distance of 1001.05 feet to a 5/8 inch iron rod found for corner at the Southeast corner of said Miller/Nearpass;

THENCE North 01 deg. 36 min. 14 sec. West, a distance of 153.91 feet to a 5/8 inch iron rod found for corner in the East line of said Miller/Nearpass tract;

THENCE North 89 deg. 27 min. 33 sec. East, a distance of 30.00 feet to a 3 inch iron pipe found for corner in the South line of Longbranch Road, at the Northwest corner of a tract of land described in deed to Stephen Shackelford, a married man, recorded under Instrument No. 18-13345 (D.R.E.C.T.);

THENCE South 01 deg. 37 min. 47 sec. East, a distance of 811.32 feet to a 2 inch pipe found for corner at the Southwest corner of said Shackelford tract;

THENCE North 89 deg. 05 min. 03 sec. East, a distance of 713.07 feet to a 1/2 inch iron rod found for corner at the Southeast corner Lot 2E of Roe Estates, an Addition to Ellis County, Texas, according to the Plat thereof recorded in Cabinet C, Slide 210, (P.R.E.C.T.);

THENCE North 01 deg. 02 min. 22 sec. West, a distance of 165.41 feet to a 3/4 inch iron rod found for corner in the East line of said Lot 2E;

THENCE North 89 deg. 27 min. 33 sec. East, a distance of 149.48 feet to the PLACE OF BEGINNING and containing 5,450,983 square feet or 125.14 acres of land.

EASEMENTS RECORDED IN THE FOLLOWING VOLUME & PAGES TO THE BEST OF MY KNOWLEDGE AND BELIEF DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY.
Volume 976, Page 864
Volume 1990, Page 1366

BEARINGS ARE BASED ON NAD 83 DATUM, TEXAS STATE PLANE COORDINATE SYSTEM. NORTH CENTRAL ZONE
CM'S SHOWN HEREON ARE BASIS FOR DIRECTIONAL CONTROL

ACCEPTED BY: _____

A PORTION OF THE ABOVE DESCRIBED PROPERTY DOES LIE IN A FLOOD HAZARD AREA ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.
48139C0175F

LEGEND

WOOD FENCE	TEXT	
CHAIN LINK	IMPROVEMENTS	
IRON FENCE	BOUNDARY LINE	
WIRE FENCE	EASEMENT SETBACK	
	RESIDENCE	

CM - CONTROLLING MONUMENT
MRD - MONUMENTS OF RECORD DIGNITY
1/2" IRON PIPE FOUND
3/4" IRON ROD FOUND
3" IRON PIPE FOUND
3" DISK MONUMENT FOUND
PUNCH HOLE FOUND
1/2" IRON ROD FOUND
1/2" YELLOW-CAPPED IRON ROD SET
2" IRON PIPE FOUND
3/8" IRON ROD FOUND
5/8" IRON ROD FOUND
TXDOT MONUMENT
POINT FOR CORNER
C - CABLE
E - ELECTRIC
CO - CLEAN OUT
PE - POOL EQUIP
G - GAS METER
P - POWER POLE
FH - FIRE HYDRANT
T - TELEPHONE
LP - LIGHT POLE
W - WATER METER
MH - MANHOLE
V - WATER VALVE
(UNLESS OTHERWISE NOTED)

COMMUNITY NATIONAL TITLE

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR COMMUNITY NATIONAL TITLE
USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THERE RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

TITLE AND ABSTRACTING WORK FURNISHED BY COMMUNITY NATIONAL TITLE

SURVEY PLAT

BURNS SURVEYING

1529 E I-30, STE. 103
GARLAND, TEXAS 75043

FIRM REGISTRATION NO. 10194366

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 3400 U.S. HIGHWAY 287, in the City of MIDLOTHIAN Texas

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

STATE OF TEXAS REGISTERED BARRY S. RHODES 3691 PROFESSIONAL LAND SURVEYOR

Scale: 1" = 200'
Date: 09-12-2022
G. F. No.: 22060007COM
Job no.: 202210273
Drawn by: BM