LEGAL DESCRIPTION

BEING 456.438 acres of land situated in the D. Wright Survey, Abstract 1532, C. Neely Survey, Abstract 1083 and the J. Little Survey, Abstract 0811, City of Wilmer, Dallas, County, Texas and being all of that certain called 211.06 acre tract as conveyed to Olson Ellsworth / Brown Properties, LLC and recorded in 201800284041 and all of that certain called 101.69 acre tract as conveyed to Olson Ellsworth / Brown Properties, LLC and recorded in 201800311365 and all of that certain called 14.95 acre tract as conveyed to Raymond W. & Karen A. Olsen, Trustees and recorded in 202100303640 and all of that certain called 122.47 acre tract as conveyed to Raymond W. & Karen A. Olsen, Trustees and recorded in 202000251968 of the Official Public Records of said county and being the existing right-of-way of North Roberts Road; said 456.438 acres of land to be more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod found for the Southeast corner of the above referenced 211.06 acre tract at the Intersection of the West right-of-way line of Cooks Road with the North right-of-way line of Patrick Pike Road;

THENCE South 50°30'51" West with the South boundary line of said 211.06 acre tract and the North right-of-way line Patrick Pike Road passing the west line of said Little Survey and the East line of said Neely Survey and at a distance of 4013.57 feet passing a ½ inch iron rod found for the Southeast corner of said 211.06 acre tract and the Southeast corner of the above referenced right-of-way of North Roberts Road and continuing a total distance of 4073.57 feet to a 1 inch iron pipe found for the Southeast corner of the above referenced 101.69 acre tract and the Southeast corner of said right-of-way of North Roberts Road;

THENCE South 59°25'01" West, a distance of 2359.73 feet with the South boundary line of said 101.69 acre tract and the North right-of-way line of Patrick Pike Road to a 1 inch iron pipe found for the Southwest corner of said 101.69 acre tract and the Southeast corner of a called 31.29 acre tract as recorded in 201700248705 of said public records and being in the West line of said Neely Survey and being a Southeast corner of the E. Crockett Survey, Abstract 0223 and the Northeast corner of the T. A. Jackson Survey, Abstract 688;

THENCE North 30°41'20" West with the West boundary line of said 101.69 acre tract and Neely Survey and the East boundary line of said 31.29 acre tract and Crockett Survey at a distance of 1325.74 feet passing a ½ inch iron rod found for the Northeast corner of said 31.29 acre tract and the Southeast corner of a called 19.945 acre tract as recorded in In 202200159373 of said public records and continuing a total distance of 1877.69 feet to a 5/8 inch iron rod found for the Northwest corner of said 101.69 acre tract and Neely Survey and the Southwest corner of the above referenced 122.47 acre tract and Wright Survey;

THENCE North 30°48'34" West, a distance of 2174.82 feet with a West boundary line of said 122.47 acre tract and Wright Survey and the East boundary line of said 19.945 acre tract and Crockett Survey to a 60d nail found for a Northwest corner of said 122.47 acre tract and the Southwest corner of the Daniel Reyes tract as recorded in Volume 2003070, Page 9433 of said public records;

THENCE North 59°13'16" East, a distance of 208.40 feet with a North boundary line of said 122.47 acre tract and the South boundary line of said Reyes tract to a ½ inch iron rod found for an ell corner of said 122.47 acre tract and the Southeast corner of said Reyes tract;

THENCE North 30°44'06" West, a distance of 393.77 feet with a West boundary line of said 122.47 acre tract and the East boundary line of said Reyes tract to a ½ inch iron rod found for a Northwest corner of said 122.47 acre tract and the Northeast corner of said Reyes tract and being in the South right-of-way line of Mars Road and the North line of said Wright Survey and a South line of said Crockett Survey;

THENCE North 59°04'25" East with a North boundary line of said 122.47 acre tract and Wright Survey and the South line of said Crockett Survey and the South right-of-way line of Mars Road passing a Southeast corner of said Crockett Survey and a Southwest corner of the J. Weatherford Survey, Abstract 1536 and at a distance of 2148.74 feet passing a ½ inch iron rod found for the Northeast corner of said 122.47 acre tract and the Northwest corner of the right-of-way of North Roberts Road and continuing a total distance of 2208.81 feet to a ½ inch iron rod found for the Northwest corner of said 211.06 acre tract and the Northeast corner of the right-of-way of North Roberts Road;

THENCE North 59°06'05" East, a distance of 984.66 feet with the a North boundary line of said 211.06 acre tract and Wright Survey and the South right-of-way line of Mars Road and a South line of said Weatherford Survey to a ½ inch iron rod found for a Northeast corner of said 211.06 acre tract and being at the intersection of the South right-of-way line of Mars Road with the West right-of-way line of Orion Way;

THENCE South 30°38'39" East with an East boundary line of said 211.06 acre tract and the West right-of-way line of Orion Way passing the Southwest corner of the right-of-way of Orion Way and the Northwest corner of the Lewis Watkins tract as recorded in Volume 200006, Page 1238 of said public records and continuing a total distance of 2584.30 feet to a 2 inch iron pipe found for an ell corner of said 211.06 acre tract and the Southwest corner of said Watkins tract and being in the South line of said Wright Survey and the North line of said Little Survey;

THENCE North 59°16'52" East with a North boundary line of said 211.06 acre tract and Little Survey and the South boundary line of said Watkins tract and Wright Survey at a distance of 566.23 feet passing a 2 inch iron pipe found for the Southeast corner of said Watkins tract and the Southwest corner of the Diana E. Jasso tract as recorded in 201300011247 of said public records and later passing the Southeast corner of said Jasso tract and the Southwest corner of the Maybell Palacios tract as recorded in 200600076283 of said public records and continuing a total distance of 1855.91 feet to a 2 inch iron pipe found for a Northeast corner of said 211.06 acre tract and the Northwest corner of the Sandra Molina tract as recorded in 201400132984 of said public records;

THENCE South 31°13'48" East with an East boundary line of said 211.06 acre tract and the West boundary line of said Molina tract passing the Southeast corner of said Molina tract and the Northwest corner of the Thelma L. Williams tract as recorded In Volume 92167, Page 559 of said public records and at a distance of 492.92 feet passing a 2 inch iron pipe found for the Southwest corner of said Williams tract and the Northwest corner of the ZFN Realty, LLC tract as recorded in 201300291964 of said public records and continuing a total distance of 770.33 feet to a 5/8 inch iron rod found for an ell corner of said 211.06 acre tract and the Southwest corner of said ZFN tract;

THENCE North 59°22'40" East, a distance of 1166.70 feet with a North boundary line of said 211.06 acre tract and the South boundary line of said ZFN tract to a ½ inch iron rod found for a Northeast corner of said 211.06 acre tract and the Southeast corner of said ZFN tract in the West right-of-way line of Cooks Road;

THENCE South 31°07'11" East, a distance of 1123.40 feet with an East boundary line of said 211.06 acre tract and the West right-of-way line of Cooks Road to the place of beginning and containing 456.438 acres of land.

SURVEYOR'S CERTIFICATE

I, Chris E. Griffith, a registered professional land surveyor of the State of Texas, do hereby certify that this plat is true and correct and represents the results of a survey made on the ground in accordance with Woodmont Acquisitions, LLC. survey requirements and the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2011. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS in the effect on the date of this certification, the undersigned further certifies that in the undersigned's professional opinion, as a land surveyor registered in the State of Texas, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

GIVEN UNDER MY HAND AND SEAL this the 23rd day of August, 2023.

STATE OF TEXAS
REGISTERED
CHRIS E. GRIFFITH
4846
PROFESSIONAL
LAND SURVEYOR

CHRIS E. GRIFFITH
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 4846

NOTES

The following matters and all terms of the documents creating or offering evidence of the matters, as listed in the Schedule B furnished in Title Commitment provided by Fidelity National Title Insurance Co. GF No. 2301348-FSCA, *Easements referenced MAY or MAY NOT affect. Those Easements which are plottable are as shown on plat.*

f.) Easement granted by V. L. Luttrell to Texas Power & Light Company, dated July 15, 1971 In Volume 71187, Page 604, Deed Records, Dallas County, Texas.

g.). Easement granted by J. A. Harrington and wife, Lis Harrington to Texas Power & Light Company, dated July 5, 1929 In Volume 1575, Page 156, Deed Records, Dallas County, Texas.

h. Easement granted by J. A. Harrington to American Telephone and Telegraph Company, dated April 26, 1950 in Volume 3304, Page 604, Deed Records, Dallas County, Texas.

I.) Easement granted by R. C. Graham and Birdie Graham to Texas Power & Light Company, dated April 14, 1950 In Volume 3320, Page 343, Deed Records, Dallas County, Texas.

j.) Easement granted by R. C. Graham, Jr, and wife, Mary Graham to Telephone and Telegraph Company, dated February 23, 1966 In Volume 72220, Page 531, Deed Records, Dallas County, Texas.

k.) Easement granted by Old Fort Dallas Inc. d/b/a Shadow Creek Ranch to TXU Electric Delivery Company, dated May 23, 2006 in Instrument No. 20070020361, Official Public Records, Dallas County, Texas.

l.) OSSF-Surface Application System executed by Kenneth Johnson, dated December 18, 2007 In Instrument No. 200700451405, Official Public Records, Dallas County, Texas.

m.) Easement granted by J. A. Harrington and wife Lis Harrington to Texas Power & Light Company, dated July 3, 1929 In Volume 1575, Page 165, Deed Records, Dallas County, Texas.

n.) Easement granted by R. C. Graham and wife, Birdie Graham to Texas Power & Light n. Company, dated July 3, 1929 In Volume 1575, Page 180, Deed Records, Dallas County, Texas.

o.) Easement granted by R. C. Graham and wife, Birdie Graham to Texas Power & Light Company, dated August 30, 1929 In Volume 1609, Page 362, Deed Records, Dallas County,Texas.

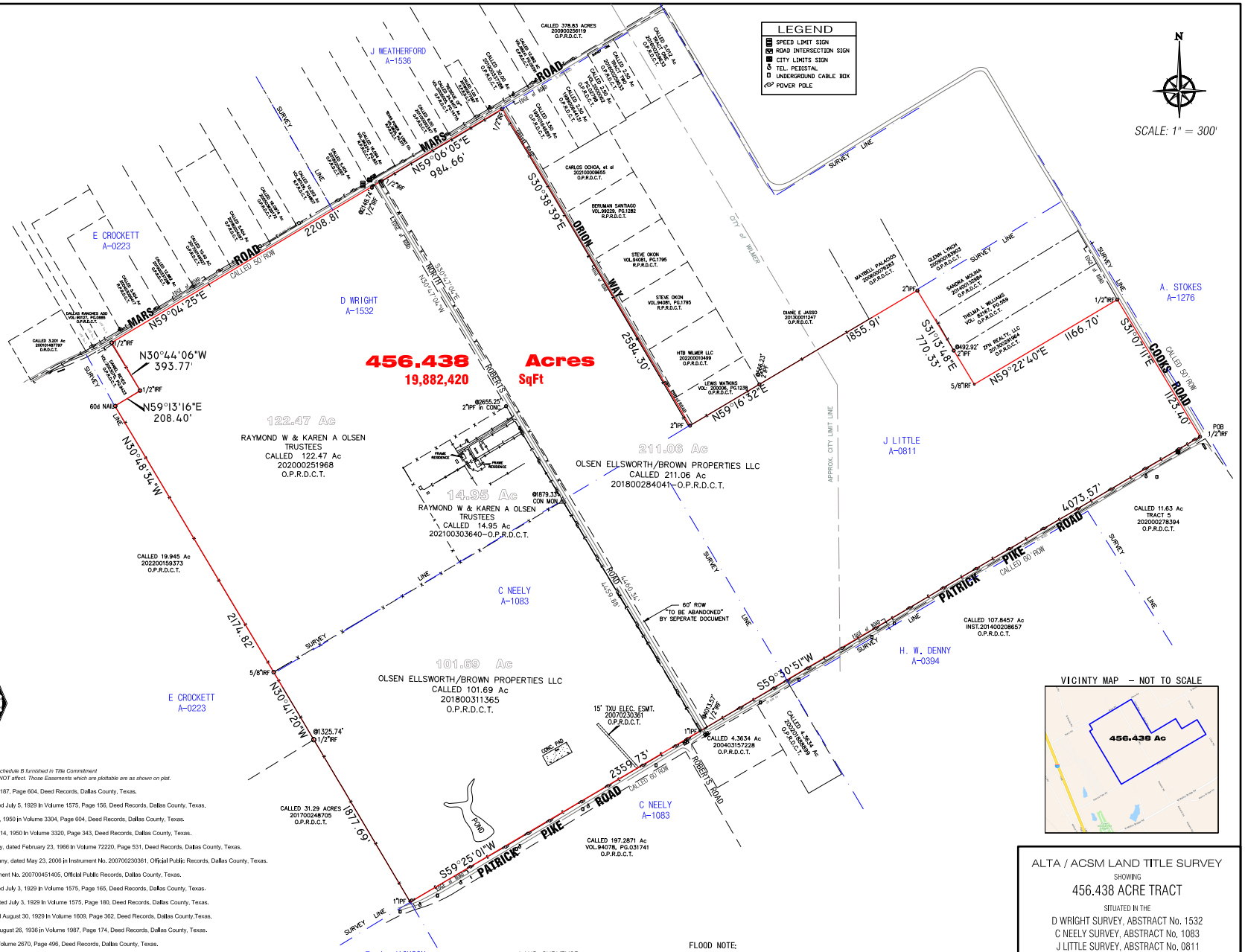
p.) Easement granted by J.A. Roberts and wife, Mary Roberts to Texas Power & Light Company, dated August 26, 1936 in Volume 1987, Page 174, Deed Records, Dallas County, Texas.

q.) Easement granted by R. C. Graham to Texas Power & Light Company, dated December 12, 1945 In Volume 2670, Page 496, Deed Records, Dallas County, Texas.

r.) Easement granted by R. C. Graham to Texas Power & Light Company, dated April 14, 1950 In Volume 3320, Page 343, Deed Records, Dallas County, Texas.

s.) Easement granted by Charles S. Tucker to Texas Power & Light Company, dated December 1, 1966 in Volume 67019, Page 393, Deed Records, Dallas County, Texas.

t.) Unrecorded Agricultural Lease by and between JTA Factors, Inc. dba Accord Financial, Inc., Landlord, and Kenneth Johnson, Tenant, dated July 6, 2014, as disclosed In Special Warranty Deed recorded in Clerk's No. 201500073827, Real PropertyRecords, Dallas County, Texas..



VICINTY MAP – NOT TO SCALE

LAND SURVEYOR
GRIFFITH SURVEYING CO., LLC
501 N SPUR 63 – SUITE C3
Longview, TX 75601
(903) 295–1560
EMAIL: chris@gsco–rpls.com

FLOOD NOTE:
The property described on this survey does not lie within a Special Flood Hazard Area, as defined by the Federal Emergency Management Agency, the property lies within Zone "X" (Areas determined to be outside the 0.2% annual floodplain), as delineated by the Base Map projection of Dallas County, Texas and Incorporated Areas, Flood Insurance Rate Map, Panel Number 48113C0660K, bearing an effective date of July 7, 2014.

ALTA / ACSM LAND TITLE SURVEY
SHOWING
456.438 ACRE TRACT
SITUATED IN THE
D WRIGHT SURVEY, ABSTRACT No. 1532
C NEELY SURVEY, ABSTRACT No. 1083
J LITTLE SURVEY, ABSTRACT No. 0811

CITY OF WILMER - DALLAS COUNTY, TEXAS

JOB No. ECD-0153 DATE: 08-23-2023