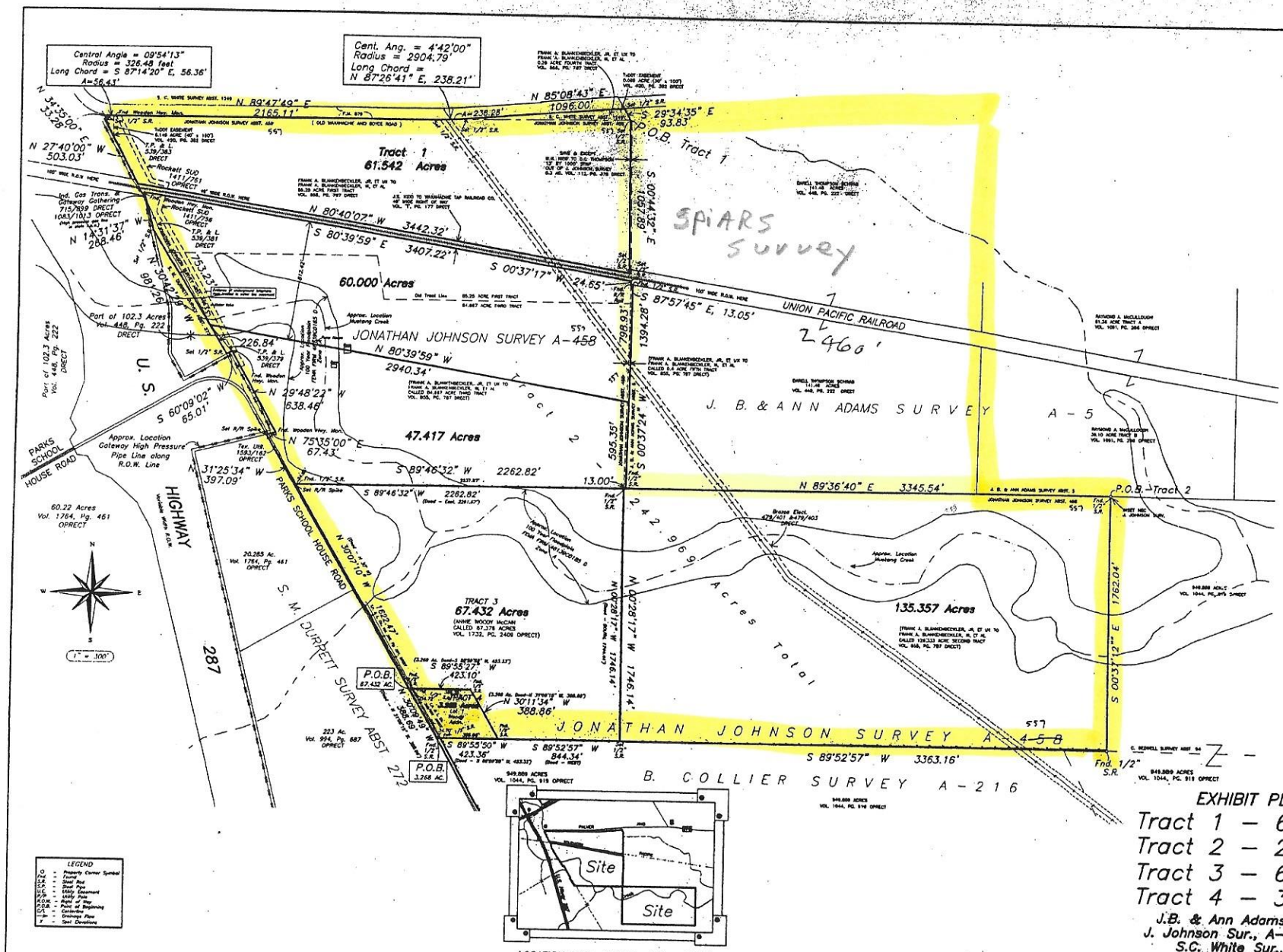


EXHIBIT PLAT

Tract 1 – 61.542 Ac.
Tract 2 – 242.969 Ac.
Tract 3 – 67.432 Ac.
Tract 4 – 3.268 Ac.

J.B. & Ann Adams Sur., A-5;
J. Johnson Sur., A-557; and the
S.C. White Sur., A-1249
City of Waxahachie
Ellis County, Texas

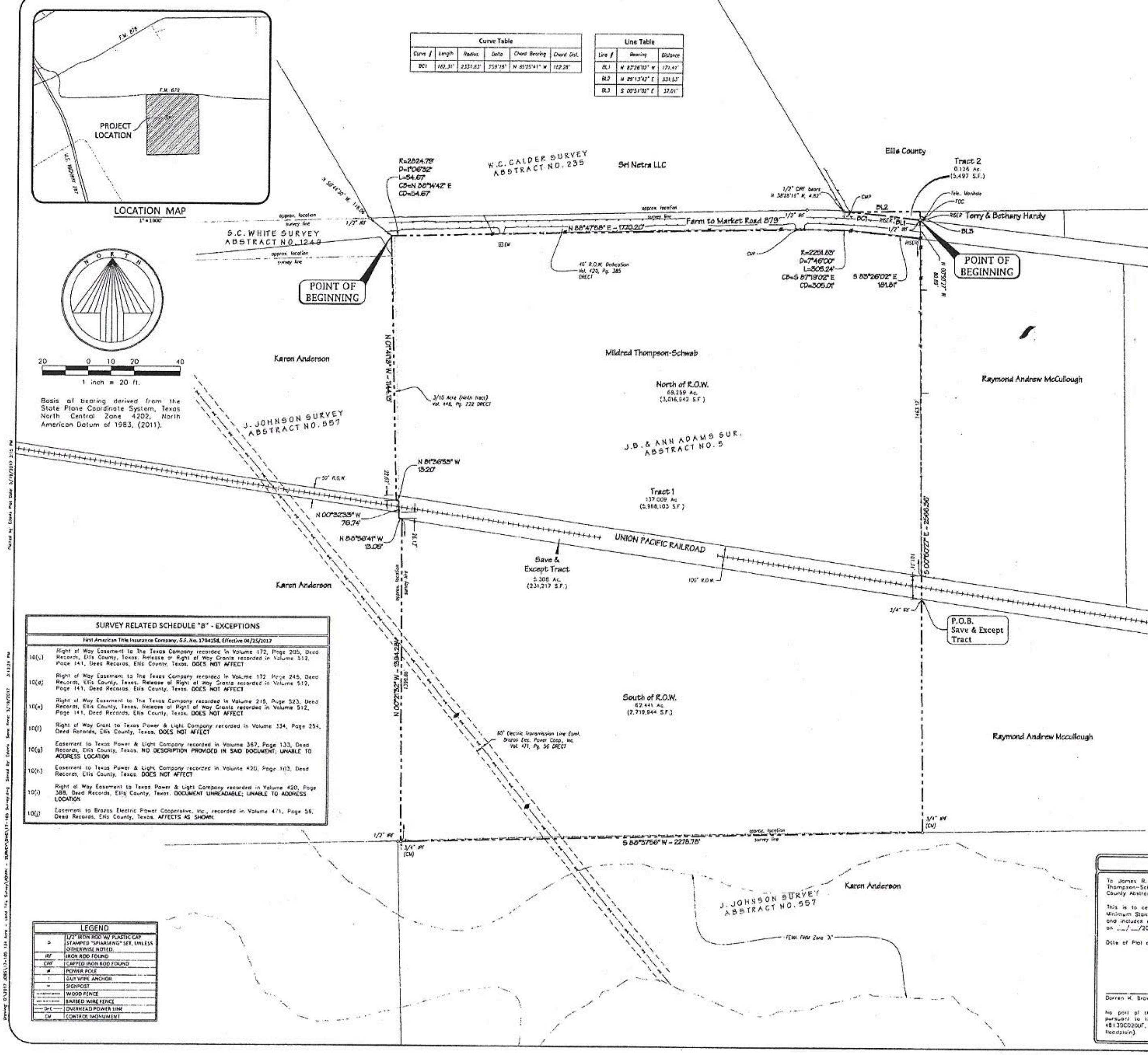
REVISIONS	BY

ENGINEERS D & M SURVEYORS

DAVIS & McDILL, Inc.

CONSULTING ENGINEERS – LAND SURVEYORS
P.O. BOX 428, WAXAHACHIE, TEXAS 75168
PHONE: (972) 938-1165 FAX (972) 937-0307

Date: 07-19-04
Scale: 1"=300'
Drawn: Staff
Job: 202-0785CX
Sheet 1 of 1 sheets.



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
BC1	162.31'	2331.83'	3°59'18"	N 85°25'41" W	162.28'

Line Table		
Line #	Bearing	Distance
BL1	N 83°26'02" W	171.41'
BL2	N 89°13'42" E	331.53'
BL3	S 00°51'02" E	37.01'

SURVEY RELATED SCHEDULE "B" - EXCEPTIONS

First American Title Insurance Company, G.F. No. 1704158, Effective 04/25/2017

10(c)	Right of Way Easement to The Texas Company recorded in Volume 172, Page 205, Deed Records, Ellis County, Texas. Release of Right of Way Grants recorded in Volume 512, Page 141, Deed Records, Ellis County, Texas. DOES NOT AFFECT
10(d)	Right of Way Easement to The Texas Company recorded in Volume 172, Page 245, Deed Records, Ellis County, Texas. Release of Right of Way Grants recorded in Volume 512, Page 141, Deed Records, Ellis County, Texas. DOES NOT AFFECT
10(e)	Right of Way Easement to The Texas Company recorded in Volume 215, Page 523, Deed Records, Ellis County, Texas. Release of Right of Way Grants recorded in Volume 512, Page 141, Deed Records, Ellis County, Texas. DOES NOT AFFECT
10(f)	Right of Way Grant to Texas Power & Light Company recorded in Volume 334, Page 254, Deed Records, Ellis County, Texas. DOES NOT AFFECT
10(g)	Easement to Texas Power & Light Company recorded in Volume 367, Page 133, Deed Records, Ellis County, Texas. NO DESCRIPTION PROVIDED IN SAID DOCUMENT; UNABLE TO ADDRESS LOCATION
10(h)	Easement to Texas Power & Light Company recorded in Volume 420, Page 103, Deed Records, Ellis County, Texas. DOES NOT AFFECT
10(i)	Right of Way Easement to Texas Power & Light Company recorded in Volume 420, Page 388, Deed Records, Ellis County, Texas. DOCUMENT UNREADABLE; UNABLE TO ADDRESS LOCATION
10(j)	Easement to Brazos Electric Power Cooperative, Inc., recorded in Volume 471, Page 56, Deed Records, Ellis County, Texas. AFFECTS AS SHOWN

LEGEND

⊙	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
●	POWER POLE
↑	GUY WIRE ANCHOR
–	SIGNPOST
	WOOD FENCE
	BARBED WIRE FENCE
—OHE—	OVERHEAD POWER LINE
CM	CONTROL MONUMENT

METES AND BOUNDS DESCRIPTION

TRACT 1

BEING a tract of land situated in the J.B. & Ann Adams Survey, Abstract No. 5, City of Waxahachie, Ellis County, Texas, the subject tract being a portion of a tract conveyed to Mildred Thompson-Schwab according to the deed recorded in Volume 625, Page 290 of the Deed Records, Ellis County, Texas (DRECT), with the subject tract being more particularly described as follows:

BEGINNING at a point on the south line of Farm to Market Road 879, an 80 foot right-of-way (also known as the Old Waxahachie and Boyce Road), from which a 1/2" iron rod found on the north line of said road, for the southwest corner of a tract conveyed to Sri Netra LLC, recorded in Volume 2462, Page 2432 DRECT, bears N 50°44'30" W, 118.06 feet;

THENCE along the south line of Farm to Market Road 879, the following:

A curve to the right having a central angle of 01°06'32", a radius of 2824.79 feet, a chord of N 88°14'42" E - 54.67 feet, an arc length of 54.67 feet to a point for corner;

N 88°47'58" E, 1770.20 feet to a point for corner;

A tangent curve to the right having a central angle of 07°46'00", a radius of 2251.83 feet, a chord of S 87°19'02" E - 305.01 feet, an arc length of 305.24 feet to a point for corner;

And S 83°26'02" E, 181.81 feet to a point for corner for the northwest corner of a tract conveyed to Raymond Andrew McCullough, recorded in Volume 1110, Page 1051, and in Volume 1091, Page 266 DRECT, from which a 1/2" iron rod found on the north line of said road bears N 00°50'27" W, 80.89 feet;

THENCE S 00°50'27" E, along the west line of said McCullough tract, passing at 1463.12 feet the north line of the Union Pacific Railroad, a called 100 foot right-of-way (formerly known as the Central Texas & Northwestern Railroad), passing at 1564.43 feet a 3/4" iron rod found on the south line thereof, and continuing a total distance of 2566.36 feet to a 3/4" iron pipe found on the north line of a tract conveyed to Karen Anderson by deed recorded in Volume 2664, Page 88 DRECT;

THENCE S 88°37'56" W, 2278.78 feet along the north line thereof to a 3/4" iron pipe found for an inset corner thereof;

THENCE N 00°21'32" W, continuing along an easterly line of said Anderson tract, passing at 1390.66 feet the south line of said railroad, continuing a total distance of 1394.28 feet to a point for corner;

THENCE N 88°56'41" W, 13.05 feet continuing along an easterly line of said Anderson tract, and along said railroad, to a point for corner;

THENCE N 00°32'33" W, continuing along an easterly line of said Anderson tract, and along said railroad, passing at 26.13 feet a point where said railroad right-of-way becomes 50 foot in width, continuing a total distance of 76.74 feet to a point for corner being on the north line of said 50 foot right-of-way;

THENCE N 81°35'53" W, 13.20 feet continuing along an easterly line of said Anderson tract, and along the north line of said railroad, to a point for corner,

THENCE N 01°41'18" W, continuing along an easterly line of said Anderson tract, and along said railroad, passing at 22.62 feet the north line of said 100 foot wide portion of right-of-way, continuing a total distance of 1144.13 feet to the POINT OF BEGINNING with the subject tract containing 5,968,103 square feet or 137.009 acres of land SAVE AND EXCEPT the following:

SAVE & EXCEPT TRACT

BEING a tract of land situated in the J.B. & Ann Adams Survey, Abstract No. 5, City of Waxahachie, Ellis County, Texas, the subject tract being a portion of a tract conveyed to Mildred Thompson-Schwab according to the deed recorded in Volume 625, Page 290 of the Deed Records, Ellis County, Texas (DRECT), being that portion within the with Union Pacific Railroad, a called 100 foot right-of-way (formerly known as the Central Texas & Northwestern Railroad), with the subject tract being more particularly described as follows:

BEGINNING at a 3/4" iron rod found on the west line of a tract conveyed to Raymond Andrew McCullough, recorded in Volume 1110, Page 1051, and in Volume 1091, Page 266 DRECT and on the south line of said railroad;

THENCE N 81°37'36" W, 2296.62 feet along the south line thereof to an east line of a tract conveyed to Karen Anderson by deed recorded in Volume 2664, Page 88 DRECT;

THENCE along the common line thereof, the following:

N 00°21'32" W, 3.62 feet;

N 88°56'41" W, 13.05 feet;

N 00°32'33" W, 76.74 feet;

N 81°35'53" W, 13.20 feet;

And N 01°41'18" W, 22.62 feet to the north line of said railroad;

THENCE S 81°37'38" E, 2322.94 feet along the north line thereof to the west line of said McCullough tract;

THENCE S 00°50'27" E, 101.31 feet along the west line thereof to the POINT OF BEGINNING with the subject tract containing 231,217 square feet or 5.308 acres of land.

TRACT 2

BEING a tract of land situated in the J.B. & Ann Adams Survey, Abstract No. 5, City of Waxahachie, Ellis County, Texas, the subject tract being a portion of a tract conveyed to Mildred Thompson-Schwab according to the deed recorded in Volume 625, Page 290 of the Deed Records, Ellis County, Texas (DRECT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the north line of Farm to Market Road 879, an 80 foot right-of-way (also known as the Old Waxahachie and Boyce Road), being the southwest corner of a tract conveyed to Terry and Bethany Hardy, recorded in Volume 711, Page 1003 DRECT;

THENCE N 83°26'02" W, 171.41 feet along the north line thereof to a point for corner;

THENCE continuing along the north line thereof, around a tangent curve to the left having a central angle of 03°59'18", a radius of 2331.83 feet, a chord of N 85°25'41" W - 162.28 feet, an arc length of 162.31 feet to a point for corner for the southwest corner of a tract conveyed to Ellis County, recorded in Volume 35, Pages 47 and 48 DRECT, from which a 1/2" iron rod with plastic cap found for the southeast corner of a tract conveyed to Sri Netra LLC, recorded in Volume 2462, Page 2432 DRECT, bears N 38°28'16" W, 4.82 feet;

THENCE N 89°13'42" E, 331.53 feet along the south line thereof to a point for corner for the northwest corner of said Hardy tract;

THENCE S 00°51'02" E, 37.01 feet along the west line of said Hardy tract to the POINT OF BEGINNING with the subject tract containing 5,497 square feet or 0.126 acres of land.

SURVEYOR'S CERTIFICATE

To James R. Anderson, Miranda Emme Thompson-Schwab, independent executor of the estate of James Darek Dickson Thompson-Schwab, deceased in Ellis County, Probate Case No. 16-E-2117, First American Title Insurance Company, Ellis County Abstract and Title Co., and their respective successors and assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys jointly established and adopted by ALTA and NSPS, and includes optional items 1, 2, 3, 4, 7(a), 8, 9, 11(c), 13, 16, and 18 of Table A thereof. The field work was completed on __/__/2016.

Date of Plat or Map: 5/15/17

STATE OF TEXAS REGISTERED DARREN K. BROWN 5252 PROFESSIONAL LAND SURVEYOR

Darren K. Brown, RPLS 5252

No part of the subject land is located in a 100-year Flood Plain or in an identified "flood prone area," as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panels 48139C0200F, dated June 3, 2013. The property is located in Zone "X" (areas determined to be outside the 500-year floodplain).

SPIARS ENGINEERING
765 Custer Road, Suite 100 • Plano, TX 75075 • (972) 422-0077
TBPE No. F-2121 • TBPLS No. F-10043100

ALTA/NSPS LAND TITLE SURVEY

CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS

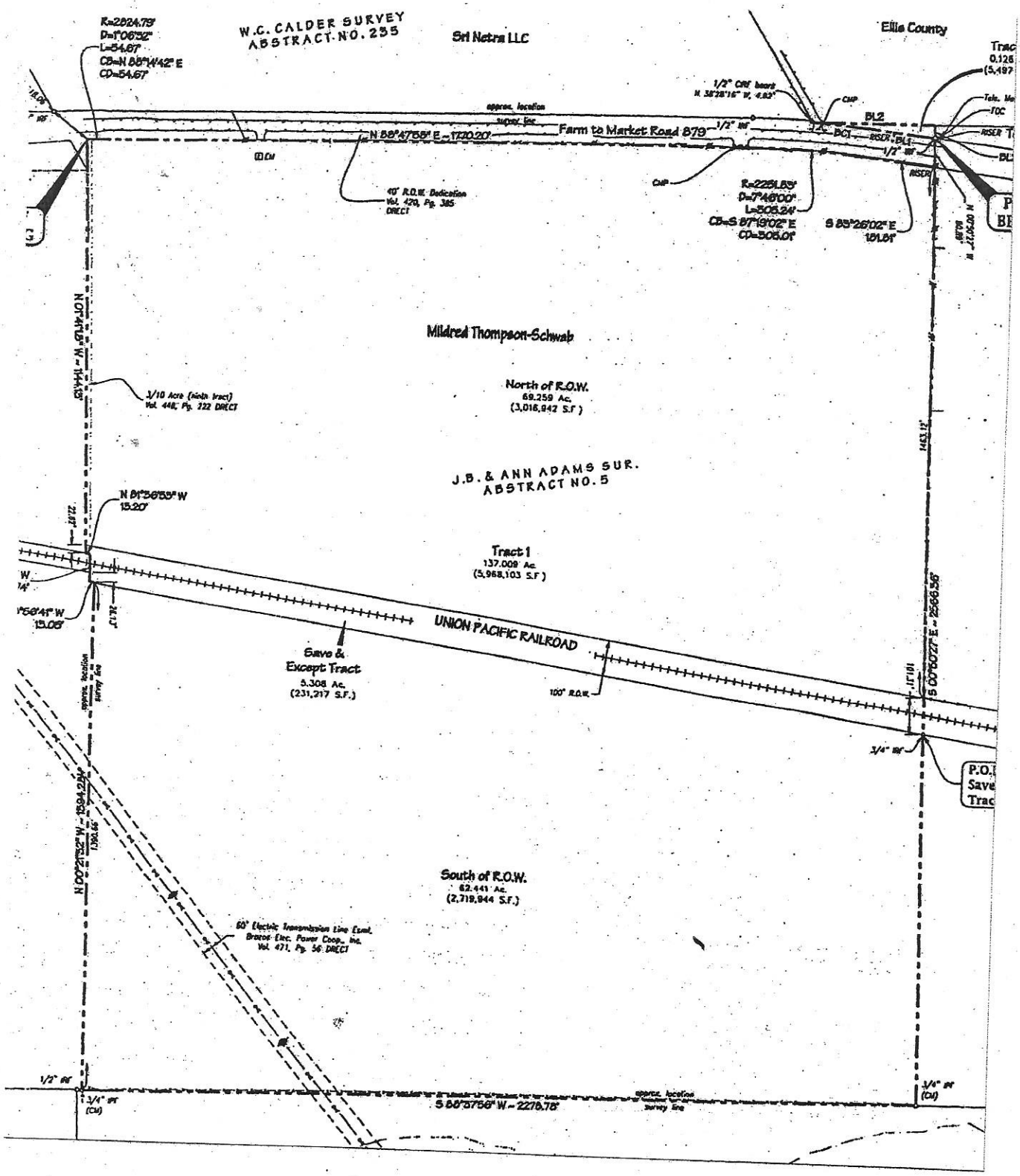
Anderson tract

Issue Dates: 1/3/17

Revisions | Date

Scale: 1" = 200'
Drawn By: EO
Checked By: DKB
Sheet 1 of 1

JOB #16-XXX


W.C. CALDER SURVEY
ABSTRACT NO. 235
Sri Netra LLC
Ellis County
R=2824.79'
D=1°06'52"
L=54.67'
CB=N 88°14'42" E
CD=54.67'
Farm to Market Road 879
N 88°47'58" E ~ 1720.20'
40' R.O.W. Dedication
Vol. 429, Pg. 385
DRECT
R=2251.83'
D=7°46'00"
L=305.24'
CB=S 87°19'02" E
CD=305.01'
S 83°26'02" E
101.01'
Mildred Thompson-Schwab
North of R.O.W.
69.259 Ac.
(3,016,942 S.F.)
3/10 Acre (ninth tract)
Vol. 448, Pg. 222 DRECT
J.B. & ANN ADAMS SUR.
ABSTRACT NO. 5
N 01°47'15" W ~ 114.63'
N 01°36'59" W
15.20'
Tract 1
137.009 Ac.
(5,968,103 S.F.)
UNION PACIFIC RAILROAD
Save &
Except Tract
5.308 Ac.
(231,217 S.F.)
100' R.O.W.
S 00°50'27" E ~ 2566.56'
145.12'
N 00°27'52" W ~ 1594.22'
South of R.O.W.
62.441 Ac.
(2,719,944 S.F.)
60' Electric Transmission Line Easm.
Brazos Elec. Power Coop., Inc.
Vol. 471, Pg. 56 DRECT
S 88°37'58" W ~ 2275.78'
approx. location
survey line
1/2" IRF
3/4" IRF
(CM)
3/4" IRF
(CM)
3/4" IRF