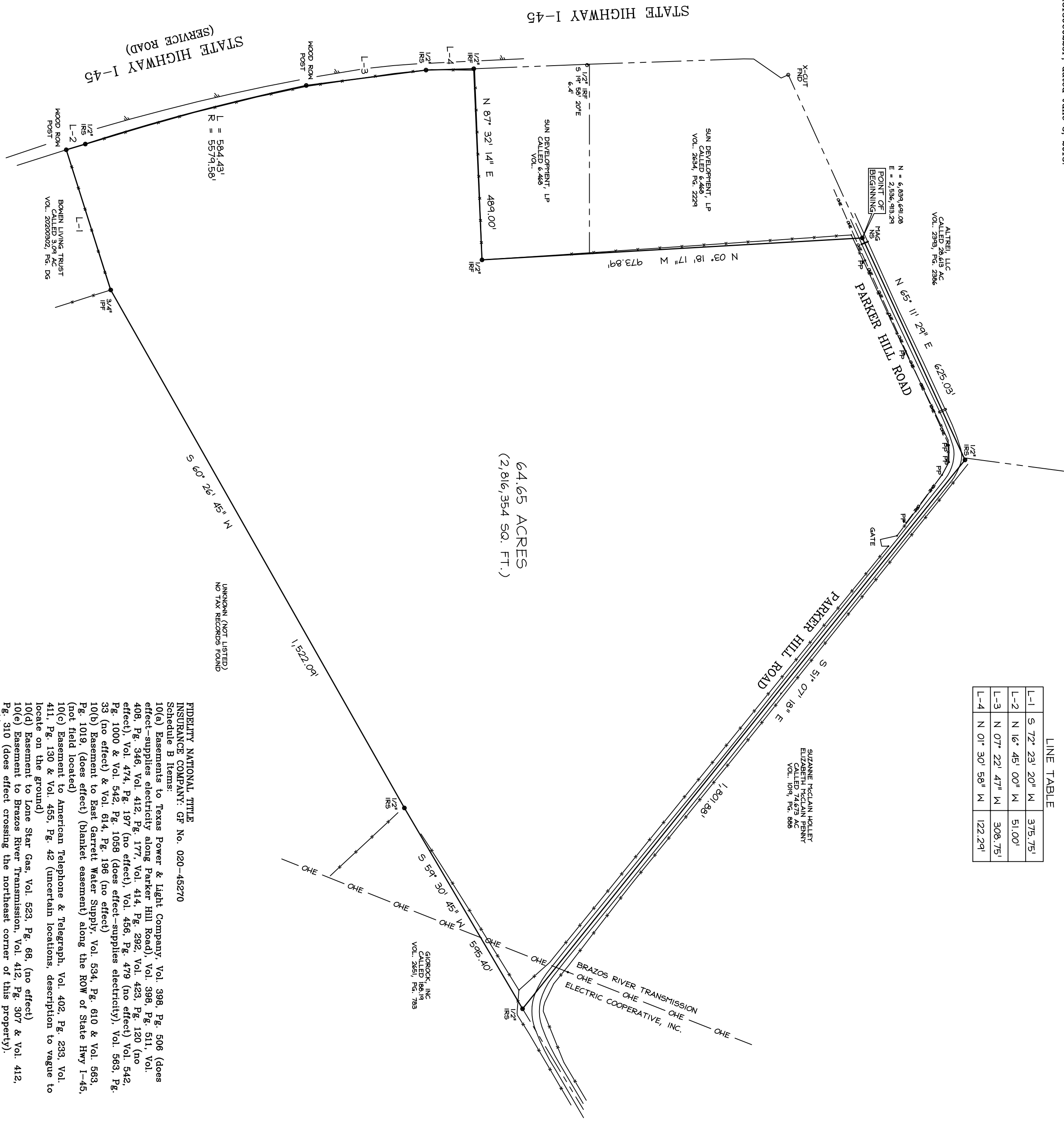


FLOOD NOTE:
This tract appears to be located in Zone "X" areas not located in a Special Flood Hazard Area Inundated by a (100-Year Flood) as shown by Flood Insurance Rate Map No. 48139C0225F, dated June 3, 2013.

LINE TABLE

L-1	S 72° 23' 20" W	375.75'
L-2	N 16° 45' 00" W	51,00'
L-3	N 07° 22' 47" W	308.75'
L-4	N 01° 30' 58" W	122.29'

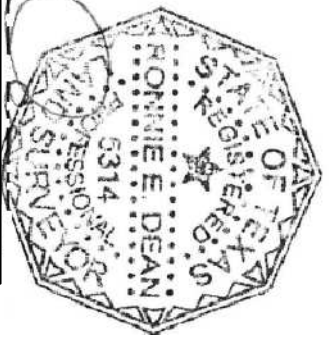


FIDELITY NATIONAL TITLE INSURANCE COMPANY: GP No. 020-48270
Schedule B Items:
10(a) Easement to Texas Power & Light Company, Vol. 398, Pg. 506 (does effect—supplies electricity along Parker Hill Road) Vol. 398, Pg. 511, Vol. 408, Pg. 346, Vol. 412, Pg. 177, Vol. 414, Pg. 292, Vol. 423, Pg. 120 (no effect), Vol. 474, Pg. 197 (no effect), Vol. 486, Pg. 479 (no effect) Vol. 542, Pg. 1000 & Vol. 542, Pg. 1058 (does effect—supplies electricity), Vol. 583, Pg. 33 (no effect) & Vol. 614, Pg. 196 (no effect)
10(b) Easement to East Garrett Water Supply, Vol. 534, Pg. 610 & Vol. 583, Pg. 1019, (does effect) (blanket easement) along the ROW of State Hwy I-45, (not field located)
10(c) Easement to American Telephone & Telegraph, Vol. 402, Pg. 283, Vol. 411, Pg. 130 & Vol. 455, Pg. 42 (uncertain locations, description to vague to locate on the ground)
10(d) Easement to Lone Star Gas, Vol. 523, Pg. 68, (no effect)
10(e) Easement to Brazos River Transmission, Vol. 412, Pg. 307 & Vol. 412, Pg. 310 (does effect crossing the northeast corner of this property)
10(f) Right-of-way Deeds to the State of Texas, Vol. 402, Pg. 286 & Vol. 402, Pg. 291 (does not effect).

MAP SHOWING
64.65 ACRES
SITUATED IN THE
R. de la PENNA SURVEY,
ABSTRACT NO. 3,
ELLIS COUNTY, TEXAS

Rev. 2 - January 22, 2021

DEAN SURVEYORS
1292 Hwy 157 N. Ste. 108
Menard, Tx 76063
682-518-1657
ronnie@deansurveyors.net



Ronnie E. Dean - R.P.L.S. No. 5314 Job No. 210113
I, Ronnie E. Dean, a Registered Professional Land Surveyor for the State of Texas, do hereby certify that I have prepared this Map, from an actual survey made on the ground, under my direct supervision and correctly represents the property and improvements as found on the date indicated hereon.
Surveyed on the ground 01/17/2021

Bearings and coordinates shown are referenced to the Texas State Plane Coordinate System, Texas North Central Zone. (4202).

METERS AND BOUNDS DESCRIPTION

Being 64.65 acres of land situated in the R. de la Pena Survey, Abstract No. 3 and being the same tract of land as conveyed from Elizabeth McClain Penny and Suzanne McClain Holley to Altrei, LLC, recorded in Volume 2429, Page 1764, Deed Records, Ellis County, Texas, (D.R.E.C.T.) and also being part of a called 153 acre tract of land, described in Volume 351, Page 441 and a 138.09 acre tract of land, described in Volume 346, Page 556, D.R.E.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at a Mag Nail set in the centerline of Parker Hill Road, in the southeast line of a called 28.613 acre tract conveyed to Altrei, LLC, recorded in Volume 2393, Page 286, at the northeast corner of a called 6,468 acre tract conveyed to Sun Development, LP, recorded in Volume 2634, Page 2229, D.R.E.C.T., from which an X-Cut found at the northwest corner of said Sun Development tract bears, S 65° 35' 51" E, 457.80 feet and being the most northerly northwest corner and Point Of Beginning of the herein described tract of land.

THENCE, N 65° 11' 29" E, along and with the southeast line of said 28.613 acre tract, the northwestern line of this tract and the centerline of Parker Hill Road, 625.03 feet to a 1/2" iron rod set at the projected centerlines of a bend in Parker Hill Road, at the southwest corner of a called 74,673 acre tract conveyed to Suzanne McClain Holley and Elizabeth McClain Penny, recorded in Volume 1019, Page 888, D.R.E.C.T.;

THENCE, S 51° 07' 18" E, along and with the southwest line of said 74,673 acre tract, the northwestern line of this tract and the centerline of Parker Hill Road, 1,801.88 feet (called 1,802.58 feet) to a 1/2" iron rod set at the projected centerlines of a bend in Parker Hill Road and the southeast corner of said 74,673 acre tract, in the north line of a called 188.19 acre tract described in Volume 2651, Page 783, D.R.E.C.T.;

THENCE, S 59° 30' 45" W, along and with the northwest line of said 188.19 acre tract and the southeast line of this tract, at 516.67 feet pass an Angle Iron found, 3.1 feet right and continuing, a total distance of 585.40 feet, (called 586.22 feet) to a 1/2" iron rod set at an angle point;

THENCE, S 60° 26' 45" W, continuing along and with the southeast line of this tract 1,823.09 feet, to a 3/4" iron pipe found at a fence corner for the northeast corner of a called 3,094 acre tract conveyed to Bowen Living Trust, recorded in Volume 20200302, Pg. D6, (per Ellis County Tax records);

THENCE, S 72° 23' 20" W, along and with the north line of said 3,094 acre tract, the south line of this tract and generally with a fence, 375.75 feet to a Wood Post (right-of-way) Monument found at a fence corner, in the east right-of-way line of State Highway I-45;

THENCE, N 16° 45' 00" W, along and with the east right-of-way line of State Highway I-45, the west line of this tract and generally with a fence, 51.00 feet to a 1/2" iron rod found at the beginning of the northwestern line of this tract, having a brass point that bears, N 72° 01' 52" E, 5,579.58 feet and a long clod that bears, N 14° 49' 56" W, 584.16 feet;

THENCE, NORTHWESTERLY, along and with said curve to the right, the east right-of-way line of State Highway I-45 and the west line of this tract, 584.43 feet to a Wood Post (right-of-way) Monument found at the end of curve;

THENCE, N 07° 22' 47" W, continuing with the east right-of-way line of State Highway I-45, the west line of this tract and generally with a fence, 308.75 feet, (called 291.89 feet) to a 1/2" iron rod set at an angle point;

THENCE, N 01° 30' 58" W, continuing with the east right-of-way line of State Highway I-45, the west line of this tract and generally with a fence, 122.29 feet, (called 111.83 feet) to a 1/2" iron rod found at a northwest corner of this tract and the southwest corner of a called 3,164 owned by Knox Oil of Texas, Inc., recorded in Volume 603, Page 780, D.R.E.C.T.;

THENCE, N 87° 32' 14" E, along and with the south line of said 3,164 acre tract and generally with a fence, 489.00 feet to a 1/2" iron rod found at the southeast corner of said 3,164 acre tract and an interior corner of this tract;

THENCE, N 03° 18' 17" W, along and with the west line of this tract, the east line of said 3,164 acre tract and said 6,468 acre tract, 973.89 feet, (called 999.38 feet) the POINT OF BEGINNING, containing 2,816,354 square feet or 64.65 acres of land.