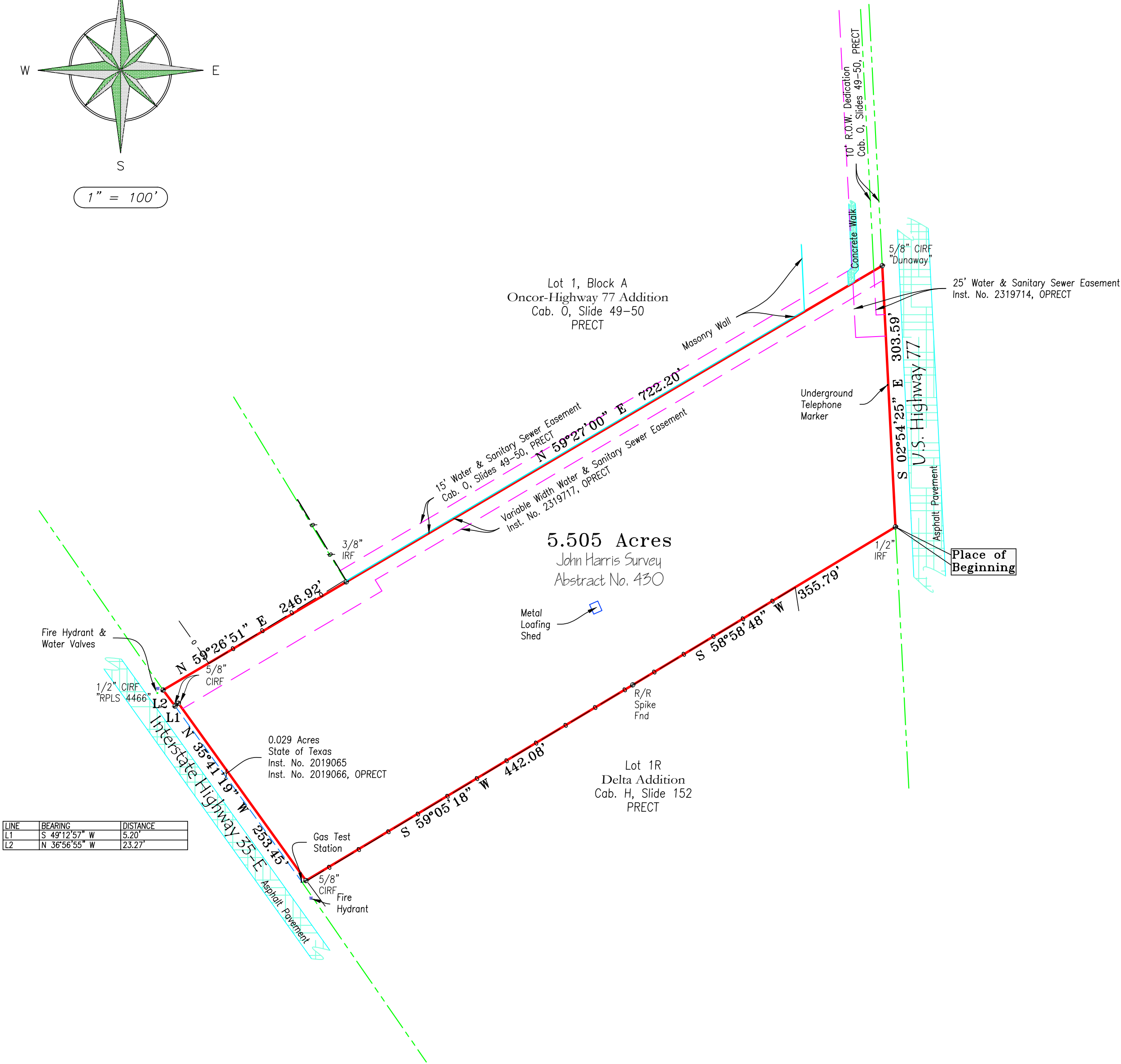
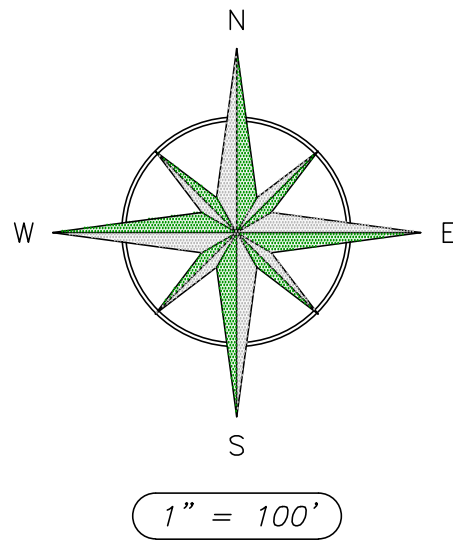


WLSC



LINE	BEARING	DISTANCE
L1	S 49°12'57" W	5.20'
L2	N 36°56'55" W	23.27'

LEGEND	
●	Property Corner
IP	Iron Pipe
IR	Iron Rod
P/P	Power Pole
5/8"	5/8" Iron rod found with cap marked "TXDOT"
CIRF	1/2" Iron rod set with cap marked "WLSC RPLS 5331"

Walker Land Surveying Company

P.O. Box 2911 Waxahachie, Texas 75168
TBPLS Firm No. 10112400
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FOR INSPECTION PURPOSES ONLY.
AND IN NO WAY OFFICIAL OR
APPROVED FOR RECORD PURPOSES.

J. Shawne Walker, R.P.L.S.
Texas Registration No. 5331

PROPERTY DESCRIPTION

BEING all that certain parcel of land lying in the City of Waxahachie, Texas and being situated in the JOHN HARRIS SURVEY, ABSTRACT NO. 430, Ellis County, Texas, and being a portion of the 20.360 acre tract of land conveyed to Mac Elite Investments, LLC by General Warranty Deed recorded in Instrument Number 1906634 of the Official Public Records of Ellis County, Texas (OPRECT, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the west line of U.S. Highway 77 for the southeast corner of said Mac Elie Tract and the northeast corner of Lot 1R of Delta Addition, an addition in the City of Waxahachie, Texas, according to the Plat recorded in Cabinet H, Slide 152 of the Plat Records of Ellis County, Texas (PRECT);

THENCE along the south line of said Mac Elie Tract and the north line of Delta Addition as follows:
S 58°58'48" W, a distance of 355.79 feet to a railroad spike found for corner; and
S 59°05'18" W, a distance of 442.08 feet to a 5/8" iron rod found with cap marked "TXDOT" in the east line of Interstate Highway 35-E for the southwest corner of this tract and the southeast corner of the 0.029 acre tract of land conveyed to the State of Texas by Deed recorded in Instrument Number 2019066, OPRECT;

THENCE along the west line of this tract and the east line of said 0.029 acre tract and same for I-35E as follows:
N 35°41'19" W, a distance of 253.45 feet to a 5/8" iron rod found with cap marked "TXDOT" for corner; and
S 49°12'57" W, a distance of 5.20 feet to a 5/8" iron rod found with cap marked "TXDOT" in the west line of said Mac Elie Tract for the northwest corner of said 0.029 acre tract;

THENCE N 36°56'55" W, along the west line of said Mac Elie Tract and continuing along the east line of I-35E, a distance of 23.27 feet to a 1/2" iron rod found with cap marked "RPLS 4466" for the southerly northwest corner of said Mac Elie Tract and the southwest corner of the 1.502 acre tract of land conveyed to DMJC, LLC by Warranty Deed recorded in Volume 2095, Page 2371, OPRECT;

THENCE N 59°26'51" E, along the westerly north line of said Mac Elie Tract and the south line of said 1.502 acre tract, a distance of 246.92 feet to a 3/8" iron rod found for an interior corner of said Mac Elie Tract and the southeast corner of said 1.502 acre tract and the southwest corner of Lot 1, Block A of Oncor-Highway 77 Addition, an addition in the City of Waxahachie, Texas, according to the Plat thereof recorded in Cabinet O, Slides 49-50, PRECT;

THENCE N 59°27'00" E, continuing along the north line of this tract and along the south line of Oncor-Highway 77 Addition, a distance of 722.20 feet to a 5/8" iron rod found with cap marked "Dunaway" in the east line of said Mac Elie Tract and in the west line of Highway 77 for the northeast corner of this tract and the southeast corner of Oncor-Highway 77 Addition;

THENCE S 02°54'25" E, along the east line of said Mac Elie Tract and the west line of Highway 77, a distance of 303.59 feet the PLACE OF BEGINNING and containing 5.505 acres of land as surveyed on the ground April 7, 2026 by Walker Land Surveying Company. Basis of bearings is GPS observation, Texas Coordinate System, North Central Zone.

Certified to:
Mac Elite Investments, LLC

This is to certify that I have, on this date, made a true and correct on the ground survey of the subject property. The plat hereon is an accurate representation of the boundary and area as determined by survey. The size, location, and type of buildings and improvements are as shown. Any visible utilities and easements are located as shown. I do not warrant that those shown comprise all such utilities in the area, whether in service or abandoned. I further certify that no portion of the subject property is located in a Special Flood Hazard Boundary according to the Flood Insurance Rate Map for Ellis County, Texas. Map 48139C0330 F, Zone X. This survey plat was prepared without benefit of title search and may not reflect items discovered in said search. The surveyor has not abstracted the property. This survey substantially complies with the Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition 4 Survey. This survey was completed exclusively for the above named parties in the original transaction only. It was completed for single use only and no license is granted for any other use without the express written consent of Walker Land Surveying Company. This survey plat contains material protected by United States copyright law and international treaties. Copyright ©2026 Walker Land Surveying Company. All rights reserved.

All original copies are multi-colored and marked with the Surveyor's embossed seal. Only these copies may be considered true and correct copies. Any copies not multi-colored and marked with the embossed seal are illegal copies and render this certification null and void.

BOUNDARY SURVEY

5.505 Acres

John Harris Survey, Abstract No. 430

City of Waxahachie

Ellis County, Texas

Date: April 7, 2026

Project Number: 260108