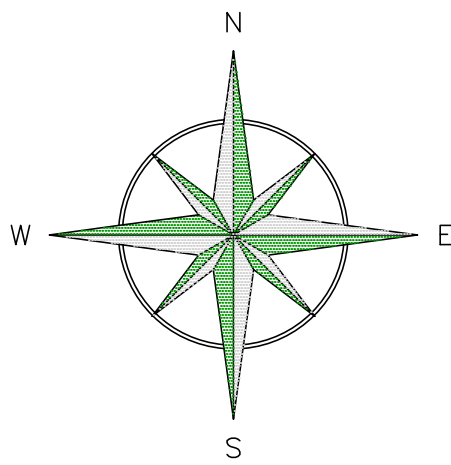


WLSC



1" = 100'

Residual of 814.01 Acres
Tract Three
ECOM Real Estate Management, Inc
Vol. 1792, Pg. 136
OPRECT

11.000 Acres
West Wilkins Survey
Abstract No. 1162

This property is subject to the easement to Sardis-Lonme Elm Water Supply Corp. Vol. 773, Pg. 415, DRECT

To the best of my knowledge and belief, the following easements do not affect this property:

State of Texas Vol. 439, Pg. 311, DRECT

Ellis Prairie Soil & Conservation District Vol. 466, Pg. 405, DRECT

J.W. Jackson Vol. 612, Pg. 349 & Vol. 612, Pg. 430, DRECT

Federal Land Bank of Houston Vol. 589, Pg. 853, DRECT

T.U.E. Co. Vol. 875, Pg. 807, DRECT

Road Reservation Vol. 365, Pg. 251; Vol. 491, Pg. 300; & Vol. 571, Pg. 811, DRECT

City of Midlothian Vol. 1980, Pg. 725 & Vol. 2380, Pg. 1014, OPRECT

Ingress & Egress Easement Vol. 2157, Pg. 1276, OPRECT

98.951 Acres
Tract 1
Alma Anne Seale
Vol. 2465, Pg. 23
OPRECT

Place of
Beginning

Rex Odom Drive

Underground
Telephone
Marker

Concrete Pavement

| LEGEND | |
|--------|-----------------------------|
| ◆ | Property Corner |
| IP | Iron Pipe |
| IR | Iron Rod |
| Fnd | Found |
| POB | Place of Beginning |
| ROW | Right of Way |
| C/L | Centerline |
| B.L. | Building Line |
| U.E. | Utility Easement |
| D&UE | Drainage & Utility Easement |
| P/P | Power Pole |
| X | Spot Elevations |
| → | Drainage Flow |
| 1/2" | 1/2" Iron rod set with cap |
| CIRS | marked "WLSC RPLS 5331" |

Walker Land Surveying Company

P.O. Box 2911 Waxahachie, Texas 75168
Phone: (972) 938-8693 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 Midlothian, Texas and being situated in the WEST WILKINS SURVEY, ABSTRACT NO. 1162, Ellis County, Texas, and being a portion of the 98.951 acre tract of land (Tract 1) conveyed to Alma Anne Seale and Frank B. Seale by Foreclosure Sale Deed recorded in Volume 2465, Page 23 of the Official Public Records of Ellis County, Texas (OPRECT), and being more particularly described as follows:

BEGINNING at a 2" Brass Monument in the west line of Rex Odom Drive for the easterly northeast corner of said Seale Tract and a southeast corner of the residual of the 814.01 acre tract of land (Tract Three) conveyed to ECOM Real Estate Management, Inc. by Limited General Warranty Deed recorded in Volume 1792, Page 136, OPRECT;

THENCE S 03°06'20" W (Deed - S 03°59'54" W, along the most easterly line of said Seale Tract and the west line of Rex Odom Drive, a distance of 400.00 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for the southeast corner of this tract, from which a 2" brass monument bears S 03°06'20" W, 712.51 feet;

THENCE S 89°02'32" W, along the south line of this tract, a distance of 1200.91 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" for the southwest corner of this tract;

THENCE N 03°06'20" E, along the west line of this tract, a distance of 400.00 feet to a 1/2" iron rod set with cap marked "WLSC RPLS 5331" in the easterly north line of said Seale Tract and a south line of said 814.01 acre tract for the northwest corner of this tract, from which a 1/2" iron rod found bears S 89°02'32" W, 632.22 feet;

THENCE N 89°02'32" E (Deed - N 89°54'53" E), along the easterly north line of said Seale Tract and a said south line of said 814.01 acre tract, a distance of 1200.91 feet to the POINT OF BEGINNING and containing 11.000 acres of land as surveyed on the ground July 20, 2017 by Walker Land Surveying Company. Basis of bearings is GPS observation, Texas Coordinate System, North Central Zone. Beginning coordinate - Northing=6849298.54, Easting=2457396.16.

Certified to:
D.J. Oxford Group, LLC
Alma Anne Seale and Franke B. Seale
Town Square Title Company

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 48139C0175 F, Zone X. This survey plat was prepared for title purposes in conjunction with Town Square Title Company; GF# 25637. Easements, right-of-ways, and other exceptions shown are according to the Schedule B provided. The surveyor has not abstracted the property. This survey substantially complies with the Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, 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 ©2017 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

11.000 Acres

West Wilkins Survey, Abstract No. 1162

City of Midlothian

Ellis County, Texas

Date: July 20, 2017

Scale: 1"=100'

Project Number: 170092