

BEING a 73.78 acre parcel of land situated in the W.C. Calder Survey, Abstract No. 235 City of Waxahachie, Ellis County, Texas, and being a part of that certain called 77-1/2 acre tract of land described in Deed from Ora B. Burgess to Jo Ann Jenkins and recorded in Volume 594, Page 665 of the Official Public Records of Ellis County, Texas said 73.78 acres of land to be more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with plastic cap marked J. Cole 5411 set for corner in an East line of said W.C. Calder Survey, same being the West line of the W.T. Dunn Survey, Abstract No. 303 and being at the Northwest corner of said 77-1/2 acre tract, same being an ell corner in the West line of that certain called 221.923 acre tract of land described in Deed from Frank A. Blankenbeckler, III and Brooke A. Taylor to Buffalo Ridge, L.P. recorded in Volume 2016, Page 456 of said Public Records;

THENCE South 29 degrees 37 minutes 09 seconds East with the East line of said 77-1/2 acre tract and the West line of said 221.93 acre tract and with said East and West Survey lines at a distance of 300.52 passing the Southwest corner of said 221.93 acre tract, same being the Northwest corner of that certain called 75.52 acre tract of land described in Deed from Selma W. Williams to Selma W. Williams, Trustee and recorded in Volume 1889, Page 505 of said Public Records and continuing a total distance of 2420.01 feet to a 1/2" iron rod with plastic cap marked J. Cole-5411 set for corner in the North Right-of-Way line of P.M. No. 878 (80 Foot Right-of-Way) at the Southeast corner of said 77-1/2 acre tract, same being the Southwest corner of said 75.72 acre tract and being at the beginning of a non-tangent curve to the right;

THENCE with the South line of said 77-1/2 acre tract, said North Right-of-Way and with said non-tangent curve to the right having a radius of 533.12 feet, a central angle of 2 degrees 13 minutes 50 seconds, the long chord of which bears South 72 degrees 02 minutes 12 seconds West - 20.75 feet for an arc length of 20.75 feet to a 1/2" iron rod with plastic cap marked J. Cole-5411 set for corner;

THENCE South 73 degrees 09 minutes 07 seconds West continuing with the South line of said 77-112 acre tract and said North Right-of-Way line a distance of 508.71 feet to a 1/2" iron rod with plastic cap marked J. Cole-5411 set for corner at the beginning of a curve to the left;

THENCE continuing with the South line of said 77-1/2 acre tract and said North Right-of-Way line and with said curve to the left having a radius of 994.88 feet, an angle of 12 degrees 49 minutes 00 seconds, and whose chord bears South 66 degrees 44 minutes 37 seconds West - 222.88 feet for an arc length of 222.95 feet 1/2" iron rod with plastic cap marked J. Cole-5411 set for corner;

THENCE South 60 degrees 20 minutes 07 seconds West continuing with the South line of said 77-1/2 acre tract and said North Right-of-Way line a distance of 690.15 feet to a 1/2" iron rod with plastic cap marked J. Cole-5411 set for corner at the Southeast corner of that certain called 3.853 acre tract of land described in Deed to the City of Waxahachie and recorded in Volume 2018, Page 289 of said Public Records;