

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 506 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 F.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 112" 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 - 222.08 feet for an arc length of 222.55 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;

THENCE North 29 degrees 07 minutes 24 seconds West with the East line of said 3.853 acre tract of land a distance of 2202.64 feet to a 1/2" iron rod with plastic cap marked J. Cole-5411 set for corner at an angle corner in said East line;

THENCE North 15 degrees 23 minutes 24 seconds East a distance of 21.39 feet to a 1/2" iron rod with plastic cap marked J. Cole-5411 set for corner at an angle corner in East line of said 3.853 acre tract;

THENCE North 59 degrees 54 minutes 12 seconds East a distance of 1036.69 feet to a 1/2" iron rod with plastic cap marked J. Cole-5411 set for corner at an ell corner in said East line;

THENCE North 30 degrees 09 minutes 09 seconds West a distance of 50.00 feet to a 1/2" iron rod with plastic cap marked J. Cole-5411 set for corner in the North line of said 77-112 acre tract at the Southeast corner of that certain called 75.581 acre tract of land described in Deed from Keith Lindmark to Karsen Height, LLC and recorded in Volume 1811, Page 2208 of said Public Records and also being at an ell corner in the West line of the above referenced 221.93 acre tract of land;

THENCE North 59 degrees 54 minutes 12 seconds East a distance of 356.94 feet back to the POINT OF BEGINNING and CONTAINING 73.78 acres of land, more or less.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Easement granted by E.W. Burgess to Texas Power & Light Company, filed 05/24/1937, recorded in Volume 334, Page 248, Real Property Records of Ellis County, Texas, and as shown on survey of J. Scott Cole, R.P.L.S. #5411, dated 04/08/2005.
2. Right of Way easement granted by E.W. Burgess to State of Texas, filed 12/22/1949, recorded in Volume 405, Page 375, Real Property Records of Ellis County, Texas, and as shown on survey of J. Scott Cole, R.P.L.S. #5411, dated 04/08/2005.
3. Right of Way easement granted by E.W. Burgess to State of Texas, filed 01/23/1950, recorded in Volume 406, Page 257, Real Property Records of Ellis County, Texas, and as shown on survey of J Scott Cole, R.P.L.S. #5411, dated 04/08/2005.
4. Easement granted by E.W. Burgess and wife, Ora Burgess to Texas Power & Light Company, filed 10/14/1950, recorded in Volume 412, Page 503, Real Property Records of Ellis County, Texas, and as shown on survey of J Scott Cole, R.P.L.S. #5411, dated 04/08/2005.
5. 60' Easement and Right-of-Way easement granted by Ora Burgess, et al to Brazos Electric Power Coop., Inc., filed 05/01/1965, recorded in Volume 504, Page 492, Real Property Records of Ellis County, Texas, and as shown on survey of J Scott Cole, R.P.L.S. #5411, dated 04/08/2005.
6. Terms, conditions and stipulations contained in Oil, Gas or Mineral Lease between Warwick H. Jenkins and wife, Jo Ann Jenkins, to Wes Mowery, dated 05/30/1980, filed 01/29/1981, recorded in Volume 655, Page 185 of the Real Property Records of Ellis County, Texas; affected by Assignment of Oil, Gas and Mineral Lease dated September 1, 1980, recorded in Volume 656, Page 869 of the Real Property Records of Ellis County, Texas. Title to said interest not checked subsequent to the date thereof.

AFTER RECORDING RETURN TO:
Republic Title of Texas, Inc.
2626 Howell Street, 10th Floor
Dallas, Texas 75204-4064

PREPARED IN THE LAW OFFICE OF:
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