

PROPERTY DESCRIPTION

BEING all that certain parcel of land situated in the JOHN DRINKARD SURVEY, ABSTRACT NO. 272, Ellis County, Texas, and being a portion of the 121.388 acre tract of land conveyed to Don G. Walker and Margaret E. Walker by Warranty Deed recorded in Volume 1964, Page 916 of the Official Public Records of Ellis County, Texas (OPRECT), and being more particularly described as follows:

BEGINNING at a 1" iron pipe found for the north corner of said Walker Tract and the east corner of the 198 acre tract of land (Tract 2) conveyed to Charles Walker by Partition Deed recorded in Volume 694, Page 89 of the Official Public Records of Ellis County, Texas (OPRECT) and the northwest line of said Walker Addition Surveying for the east corner of Lot 1, Block C in said addition, in oil, a distance of 2904.53 feet to a 5/8" iron rod found in the northwest line of said Walker Tract and in the southwest line of said 198 acre tract for the north corner of Lot 4, Block A in said addition;

THENCE S 30°59'47" E (Deed - S 29°53'28" E & S 30°30'14" E, 2912.29 feet), along the northeast line of said Walker Tract and the southwest line of said Tract V, a distance of 2912.09 feet to a 1/2" iron rod found in the northwest line of Farm to Market Highway 66 (80 foot right of way) for the east corner of said Walker Tract and the south corner of said Tract V;

THENCE S 59°34'44" W (Deed - S 60°18' W), along the southeast line of said Walker Tract and the northwest line of said Walker Addition Surveying for the east corner of Lot 1, Block C in said addition, in oil, a distance of 2904.53 feet to a 5/8" iron rod found in the northwest line of said Walker Tract and in the southwest line of said 198 acre tract for the north corner of Lot 4, Block A in said addition;

THENCE S 59°07'25" E (Deed - N 59°50'53" E), along the northwest line of said Walker Tract and the southeast line of said 198 acre tract, a distance of 1104.01 feet to the northwest corner of said Walker Addition Surveying for the east corner of Lot 1, Block C in said addition, in oil, a distance of 2904.53 feet to a 5/8" iron rod found in the northwest line of said Walker Tract and in the southwest line of said 198 acre tract for the north corner of Lot 4, Block A in said addition;

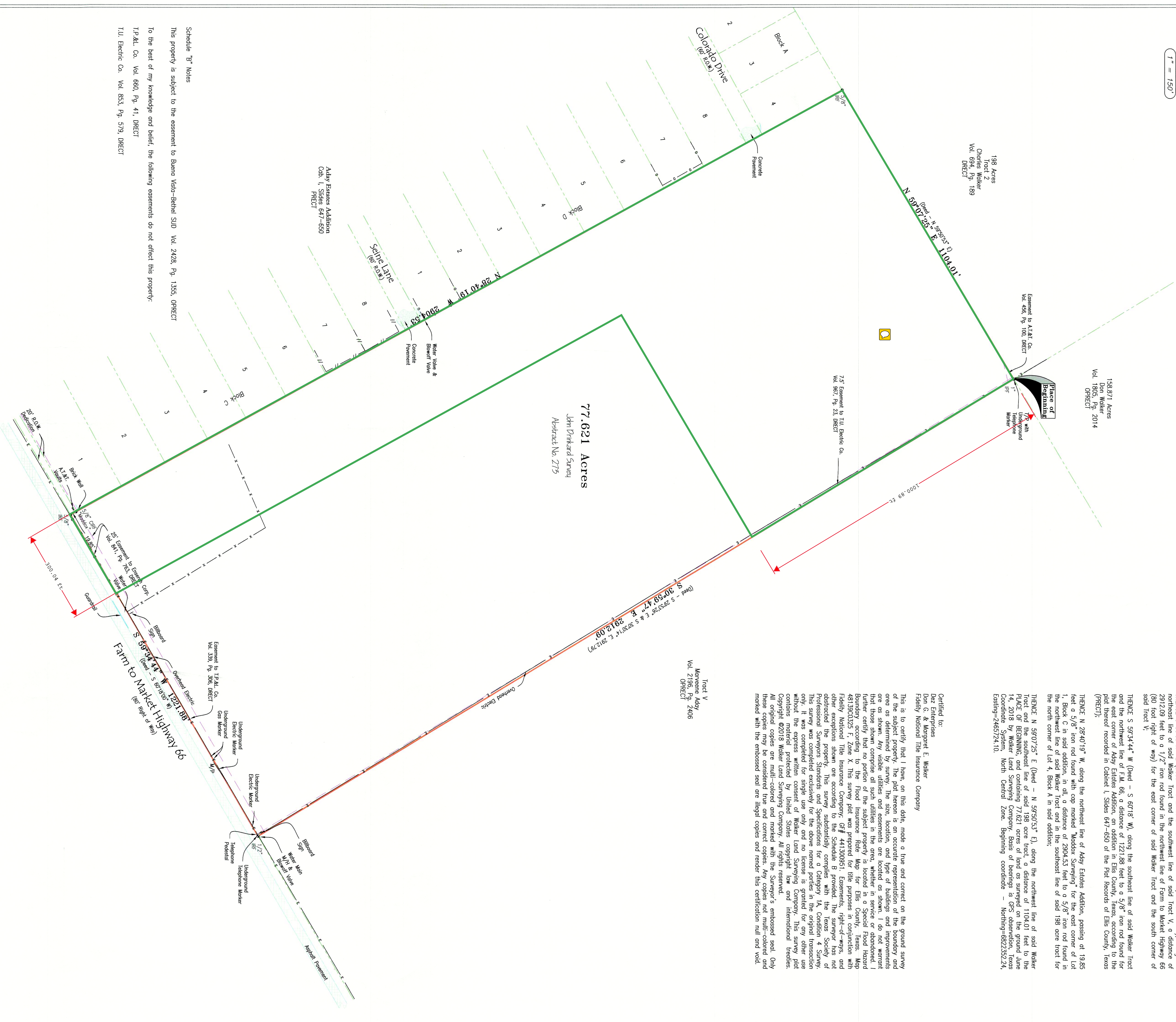
THENCE N 28°40'19" W, along the northeast line of Aday Estates Addition, passing at 19.85 feet, a 5/8" iron rod found with cap marked "Maddox Surveying" for the east corner of Lot 1, Block C in said addition, in oil, a distance of 2904.53 feet to a 5/8" iron rod found in the northwest line of said Walker Tract and in the southwest line of said 198 acre tract for the north corner of Lot 4, Block A in said addition;

THENCE N 59°07'25" E (Deed - N 59°50'53" E), along the northwest line of said Walker Tract and the southeast line of said 198 acre tract, a distance of 1104.01 feet to the northwest corner of said Walker Addition Surveying for the east corner of Lot 1, Block C in said addition, in oil, a distance of 2904.53 feet to a 5/8" iron rod found in the northwest line of said Walker Tract and in the southwest line of said 198 acre tract for the north corner of Lot 4, Block A in said addition;

THENCE S 30°59'47" E (Deed - S 29°53'28" E & S 30°30'14" E, 2912.29 feet), along the northeast line of said Walker Tract and the southwest line of said Tract V, a distance of 2912.09 feet to a 1/2" iron rod found in the northwest line of Farm to Market Highway 66 (80 foot right of way) for the east corner of said Walker Tract and the south corner of said Tract V;

Certified to:
Deed Recorders
Don G. & Margaret E. Walker
Fidelity National Title Insurance 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 the survey is correct in all respects, but I warrant that I have exercised reasonable care and skill in the performance of my duties. My compensation for this survey is as stated on the plat. I have not been paid for this survey by any other party. This survey was completed exclusively for the above named parties in the original transaction with them. The survey is for the purpose of establishing the boundaries of the property and is not to be used for any other purpose. The survey is subject to the laws of the State of Texas and the United States of America. 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.



77.621 Acres
John Drinkard Survey
Abstract No. 275

Tract V
Marvaree Aday
Vol. 2196, Pg. 2406
OPRECT

Schedule "B" Notes
This property is subject to the easement to Bruno Veto-Bethel SUD Vol. 2428, Pg. 1355, OPRECT

To the best of my knowledge and belief, the following easements do not affect this property:
TP&L Co. Vol. 660, Pg. 41, OPRECT
TLU Electric Co. Vol. 853, Pg. 579, OPRECT

LEGEND

●	Property Corner
○	Iron Rod
□	Found of Beginning
□	Right of Way
□	Centerline
□	Utility Easement
□	Drainage & Utility Easement
□	Power Easement
□	Telephone Pole
□	5/8" iron rod found with cap
□	1/2" iron rod found with cap

J. Shawne Walker, R.L.S.
Texas Registration No. 5331
6/14/18



BOUNDARY SURVEY
77.621 Acres
John Drinkard Survey, Abstract No. 275
Ellis County, Texas