

PROPERTY DESCRIPTION:

BEING A TRACT OF LAND SITUATED IN THE N.N.J.J. & B.L. EDWARDS SURVEY, ABSTRACT NO. 340, WITH A PORTION BEING IN THE CITY OF MIDLOTHIAN, AND A PORTION BEING IN THE ETJ OF THE CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO DALYNE HARTSON, RECORDED IN VOLUME 2812, PAGE 803, 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 FOR THE SOUTHEAST CORNER OF SAID HARTSON TRACT AND THE COMMON SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED AS TRACT 1 IN DEED TO SIMON G. SOLIS AND LISA A. SOLIS, RECORDED IN INSTRUMENT NO. 2032895, OPRECT, AND IN THE NORTH RIGHT-OF-WAY (ROW) LINE OF FM HIGHWAY 875 (A CALLED 80' ROW) (FM 875);

THENCE ALONG THE SOUTH LINE OF SAID HARTSON TRACT AND THE COMMON NORTH ROW LINE OF SAID FM 875, AS FOLLOWS:

S 58°37'58" W, A DISTANCE OF 160.72 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 369.26 FEET, A DELTA ANGLE OF 15°24'25", A CHORD BEARING S 66°07'11" W FEET, AND A CHORD LENGTH OF 99.00 FEET;

WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC LENGTH OF 99.30 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

THENCE OVER AND ACROSS SAID HARTSON TRACT, AS FOLLOWS

N 29°32'18" W, A DISTANCE OF 157.02 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

S 63°51'35" W, A DISTANCE OF 163.77 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER;

S 08°50'35" E, A DISTANCE OF 65.03 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR CORNER IN THE SOUTH LINE OF SAID HARTSON TRACT AND THE COMMON NORTH ROW LINE OF SAID FM 875;

THENCE ALONG THE SOUTH LINE OF SAID HARTSON TRACT AND THE COMMON NORTH ROW LINE OF SAID FM HIGHWAY 875, AS FOLLOWS:

N 78°56'02" W, A DISTANCE OF 151.19 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" SET FOR THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 612.96 FEET, A DELTA ANGLE OF 32°08'42", A CHORD BEARING S 84°59'37" W FEET, AND A CHORD LENGTH OF 339.40 FEET;

WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 343.89 FEET TO A 1" IRON PIPE FOUND FOR CORNER;

S 68°42'49" W, A DISTANCE OF 449.24 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TXRCS" FOUND FOR THE SOUTHWEST CORNER OF SAID HARTSON TRACT AND THE COMMON SOUTHEAST CORNER OF SMALLY ESTATES, AN ADDITION TO THE CITY OF MIDLOTHIAN AND THE CITY OF WAXAHACHIE, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET K, SLIDE 395, OPRECT, FROM WHICH THE SOUTHWEST CORNER OF SAID SMALLY ESTATES, BEARS S 68°42'49" W, A DISTANCE OF 347.59 FEET;

THENCE N 31°23'29" W, ALONG THE WEST LINE OF SAID HARTSON TRACT AND THE COMMON EAST LINE OF SAID SMALLY ESTATES AND THE COMMON EAST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO MLH 78, LLC, RECORDED IN INSTRUMENT NO. 1923313, OPRECT AND THE COMMON EAST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO BILLY R. MOSLEY AND CORA A. MOSLEY, RECORDED IN INSTRUMENT NO. 2102253, OPRECT AND THE COMMON EAST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO GREGORY T. UMBER & KIMBERLY C. UMBER, JOHN MICHAEL STEWART & BRITTANY ERIN STEWART, RECORDED IN INSTRUMENT NO. 2027651, OPRECT AND THE COMMON EAST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO EDDIE LEE BARNES, JR. AND TAMEKIA MARIE BARNES, RECORDED IN INSTRUMENT NO. 2008988, OPRECT, A DISTANCE OF 2429.27 FEET TO A 8" WOOD FENCE POST FOUND FOR THE NORTHWEST CORNER OF SAID HARTSON TRACT AND THE COMMON NORTHEAST CORNER OF SAID BARNES TRACT, AND IN THE SOUTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO B&H DEVELOPMENTS, LLC, RECORDED IN INSTRUMENT NO. 2015736, OPRECT;

THENCE N 59°26'11" E, ALONG THE NORTH LINE OF SAID HARTSON TRACT AND THE COMMON SOUTH LINE OF SAID B AND H DEVELOPMENTS TRACT, A DISTANCE OF 1301.25 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID HARTSON TRACT AND THE COMMON SOUTHEAST CORNER OF SAID B&H DEVELOPMENTS TRACT, AND IN THE WEST LINE OF THAT TRACT OF LAND DESCRIBED AS TRACT 2 IN DEED TO WILLIAM H. GETZENDANER, JR, RECORDED IN VOLUME 682, PAGE 394, OPRECT;

THENCE S 31°08'45" E, ALONG THE EAST LINE OF SAID HARTSON TRACT AND THE COMMON WEST LINE OF SAID GETZENDANER TRACT, A DISTANCE OF 1407.04 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID GETZENDANER TRACT AND THE COMMON NORTHWEST CORNER OF SAID SOLIS TRACT;

THENCE S 31°34'17" E, ALONG THE EAST LINE OF SAID HARTSON TRACT AND THE COMMON WEST LINE OF SAID SOLIS TRACT, A DISTANCE OF 1460.04 FEET TO THE POINT OF BEGINNING, AND CONTAINING 78.022 ACRES OF LAND, MORE OR LESS.

EXHIBIT "A"

(This should be the metes and bounds legal description for the property.)