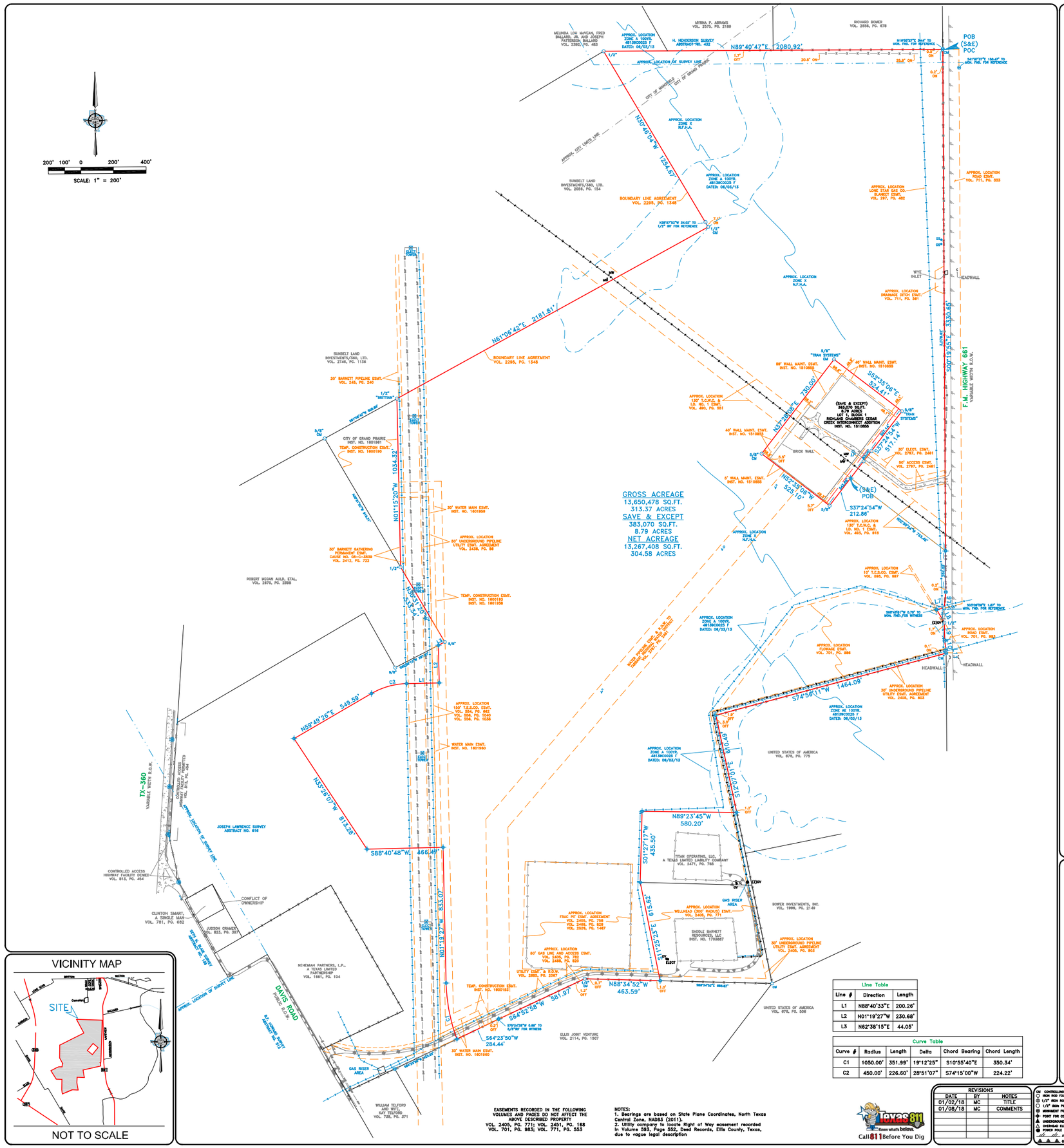

Line Table		
Line #	Direction	Length
L1	N88°40'33"E	200.26'
L2	N01°19'27"W	230.68'
L3	N62°38'15"E	44.05'

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C1	1050.00'	351.99'	19°12'25"	S10°55'40"E	350.34'
C2	450.00'	226.60'	28°51'07"	S74°15'00"W	224.22'

PROPERTY DESCRIPTION

BEING a tract of land located in the Joseph Lawrence Survey, Abstract No. 616, Seth M. Blair Survey, No. 135 and the H. Henderson Survey, Abstract No. 432, in the City of Grand Prairie, and the City of Mansfield, Ellis County, Texas, and being a part of that same tract of land conveyed to WM SUB GT, LP, a Texas limited partnership, by Special Warranty Deed recorded in Volume 2805, Page 57, Deed Records, Ellis County, Texas, less that tract of land conveyed to the City of Grand Prairie by Special Warranty Deed recorded in Instrument No. 1601961, Official Public Records, Ellis County, Texas, and being more particularly described as follows:

BEGINNING at a concrete monument found at the Southeast corner of a tract of land conveyed to Richard Bomer, by Deed recorded in Volume 2656, Page 678, Deed Records, Ellis County, Texas, said point being in the West right-of-way line of F.M. Highway 661, (variable width right-of-way);

THENCE traversing along said West right-of-way line of F.M. Highway 661 as follows:

South 00 degrees 19 minutes 55 seconds East, along said West right-of-way line of F.M. Highway 661, a distance of 3,330.65 feet to a to a concrete monument found for corner;

South 05 degrees 24 minutes 35 seconds West, a distance 98.80 feet to a 5/8 inch iron rod found for corner;

South 79 degrees 03 minutes 11 seconds West, a distance 48.75 feet to a point for corner from which a concrete monument found for witness with a bearing and distance of South 68 degrees 43 minutes 31 seconds West, 0.79 feet;

South 30 degrees 47 minutes 46 seconds East, a distance 94.29 feet to a 1/2 inch iron rod found for corner;

South 00 degrees 24 minutes 33 seconds East, a distance 111.18 feet to a concrete monument found for corner;

South 10 degrees 38 minutes 13 seconds East, a distance 53.37 feet to a concrete monument found for corner;

South 00 degrees 24 minutes 42 seconds East, a distance 23.28 feet to a concrete monument found at the Northeast corner of a tract of land conveyed to the United States of America, by Deed record in Volume 676, Page 775, Deed Records, Ellis County, Texas;

THENCE South 74 degrees 56 minutes 11 seconds West, along the Northwest line of said United States of America tract, a distance of 1,464.09 feet to a fence post for corner;

THENCE South 12 degrees 07 minutes 01 seconds East, along the Southwest line of said United States of America tract, a distance of 610.49 feet to a point for corner at the Northeast corner of a tract of land conveyed to Titan Operating, LLC, a Texas limited liability company, by Deed recorded in Volume 2471, Page 765, Deed Records, Ellis County, Texas;

THENCE North 89 degrees 23 minutes 45 seconds West, along the North line of said Titan Operating tract, a distance of 580.20 feet to a point for corner at the Northwest corner of said Titan Operating tract;

THENCE South 01 degrees 27 minutes 17 seconds West, along the West line of said Titan Operating tract, a distance of 435.50 feet to a point for corner at the common Southwest corner of said Titan Operating tract and the Northwest corner of a tract of land conveyed to Saddle Barnett Resources, LLC, by Deed recorded in Instrument No. 1703887, Official Public Records, Ellis County, Texas;

THENCE South 11 degrees 25 minutes 23 seconds East, along the West line of said Saddle Barnett Resources tract, a distance of 615.62 feet to a point for corner at the Southwest corner of said Saddle Barnett Resources tract, said point being in the North line of a tract of land conveyed to Ellis Joint Venture, by Deed recorded in Volume 2114, Page 1507, Deed Records, Ellis County, Texas;

THENCE traversing along said Ellis Joint Venture tract as follows:

North 88 degrees 34 minutes 52 seconds West, a distance of 463.59 feet to a 1/2 inch iron rod found for corner;

South 64 degrees 51 minutes 16 seconds West, a distance of 581.97 feet to a point for corner from which a 5/8 inch iron rod found for witness with a bearing and distance of South 75 degrees 34 minutes 28 seconds West, 0.99 feet;

South 64 degrees 23 minutes 50 seconds West, a distance of 284.44 feet to a point for corner at the beginning of a curve to the right with a radius of 1,050.00 feet, a delta of 19 degrees 12 minutes 25 seconds and a chord bearing and distance of North 10 degrees 55 minutes 40 seconds West, 350.34 feet;

THENCE leaving the Northwest line of said Ellis Joint Venture tract and traversing through WM SUB GT tract as follows:

Northerly along said curve to the right, an arc length of 351.99 feet to a point for corner;

North 01 degrees 19 minutes 27 seconds West, a distance of 833.07 feet to a point for corner;

South 88 degrees 40 minutes 48 seconds West, a distance of 466.47 feet to a point for corner;

North 33 degrees 26 minutes 07 seconds West, a distance of 813.28 feet to a point for corner;

North 59 degrees 49 minutes 26 seconds East, a distance of 549.59 feet to a point for corner at the beginning of a curve to the right with a radius of 450.00 feet, a delta of 28 degrees 51 minutes 07 seconds and a chord bearing and distance of North 74 degrees 15 minutes 00 seconds East, 224.22 feet;

Easterly along said curve to the right, an arc length of 226.60 feet to a point for corner;

North 88 degrees 40 minutes 33 seconds East, a distance of 200.26 feet to a point for corner;

North 01 degrees 19 minutes 27 seconds West, a distance of 230.68 feet to a point for corner on the Southeast line of a tract of land conveyed to Robert Megan Auld, ETAL, by Deed recorded in Volume 2670, Page 2398, Deed Records, Ellis County, Texas;

THENCE leaving said East right-of-way line and traversing along said Auld tract as follows:

North 62 degrees 38 minutes 15 seconds East, a distance of 44.05 feet to a 5/8 inch iron rod found for corner;

North 30 degrees 31 minutes 20 seconds West, a distance of 533.34 feet to a 1/2 inch iron rod found at the South corner of aforementioned City of Grand Prairie tract;

THENCE North 01 degrees 15 minutes 20 seconds West, along the East line of said City of Grand Prairie tract, a distance of 1,034.34 feet to a 1/2 inch iron rod with a yellow cap stamped "Brittian" found for corner on the Southeast line of Sunbelt Land Investments/360, Ltd, a Texas limited liability company, by Deed recorded in Volume 2746, Page 1136, Deed Records, Ellis County, Texas;

THENCE North 61 degrees 08 minutes 42 seconds East, along said Southeast line of Sunbelt Land Investments/360 tract, a distance of 2,181.81 feet to a 1/2 inch iron rod found at the East corner of said Sunbelt Land Investments/360 tract;

THENCE North 30 degrees 46 minutes 04 seconds West, along the Northeast line of said Sunbelt Land Investments/360 tract, a distance of 1,254.87 feet to a 1/2 inch iron rod found on the South line of a tract of land conveyed to Melinda Lou McVean, Fred Ballard, Jr., and Joseph Patterson Ballard, by Deed recorded in Volume 2382, Page 483, Deed Records, Ellis County, Texas;

THENCE North 89 degrees 40 minutes 47 seconds East, along the South line of said McVean and Ballard tract, a distance of 2,080.92 feet to the POINT OF BEGINNING and containing a gross 13,650,478 square feet or 313.37 acres of land.

SAVE AND EXCEPT Lot 1, Block 1 of Richland Chambers Cedar Creek Interconnect Addition, an Addition to the City of Grand Prairie, Ellis County, Texas, according to the map recorded in Instrument No. 1510855, Official Public Records, Ellis County, Texas, being that same tract of land conveyed to Tarrant Regional Water District by Agreed Final Judgement, Cause No. 14-C-3383, recorded in Volume 2797, Page 2461, Deed Records, Ellis County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a concrete monument found at the common Southeast corner of a tract of land conveyed to Richard Bomer, by Deed recorded in Volume 2656, Page 678, Deed Records, Ellis County, Texas and the Northeast corner of a tract of land conveyed to WM SUB GT, LP, a Texas limited partnership, by Special Warranty Deed recorded in Volume 2805, Page 57, Deed Records, Ellis County, Texas, said point being in the West line of F.M. Highway 661, (variable width right-of-way);

THENCE South 00 degrees 19 minutes 55 seconds East, along said West right-of-way line of F.M. Highway 661, a distance of 3,078.62 feet to a to a point for angle;

THENCE leaving said West line of F.M. Highway 661 and traversing through said WM SUB GT tract as follows:

North 52 degrees 30 minutes 24 seconds West, a distance of 733.45 feet to a point for corner and POINT OF BEGINNING;

South 37 degrees 24 minutes 54 seconds West, a distance of 212.86 feet to a 5/8 inch iron rod found for corner;

North 52 degrees 35 minutes 06 seconds West, a distance of 525.10 feet to a 5/8 inch iron rod found for corner;

North 37 degrees 28 minutes 08 seconds East, a distance of 730.00 feet to a 5/8 inch iron rod with a yellow cap stamped "Tran Systems" found for corner;

South 52 degrees 35 minutes 06 seconds East, a distance of 524.41 feet to a 5/8 inch iron rod with a yellow cap stamped "Tran Systems" found for corner;

South 37 degrees 24 minutes 54 seconds West, a distance of 517.14 feet to the POINT OF BEGINNING and containing 383,070 square feet or 8.79 acres of land, and having a net square feet of 13,267,408 or 304.58 acres of land.

SURVEYOR'S CERTIFICATE

I hereby certify to DRHI, Inc.; D.R. Horton – Texas, Ltd.; DHI Title of Texas, Ltd. and Title Resources Guaranty Company in connection with the transaction described in GF# 181-171707034 as follows:

(a) This survey was made on the ground as per the field notes shown on this survey and correctly shows (i) the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon (if any) and the distance therefrom to the nearest facing exterior property lines of the subject property; (ii) the location of all rightsof-way, easements and any other matters of record (or of which I have knowledge or have been advised, whether or not of record) affecting the subject property; (iii) all abutting dedicated public streets providing access to the subject property; and (iv) all other visible and apparent items on the subject property including, but not limited to, all creeks, waterways, roads, pathways, fences, power poles, overhanging wires and railroad tracks;

(b)Except as shown on this survey, there are no (i) encroachments upon the subject property by improvements on easements or adjacent property; (ii) protrusions onto adjacent property, easements, streets or alleys by any improvements on the subject property; (iii) party walls; or (iv) boundary line conflicts;

(c) Direct ingress to and egress from the subject property is provided by F.M. Highway 661, a variable width dedicated public right-of-way, as shown on this survey;

(d) Except as shown on this survey, according to the Federal Emergency Management Agency Flood Insurance Rate Map, City of Grand Prairie and Mansfield, Texas, Community Panel No. 48139C0025F, dated 06/03/13, which includes the subject property, all of the subject property shown hereon lies within "Zone X" (areas determined to be outside the 500-year flood plain);

(e) The metes and bounds description contained on this survey is correct and the record description of the subject property forms a mathematically closed figure; and

(f) This survey was made in accordance with and satisfies the requirements of the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey (1999 Revised Ninth Edition), and conforms to the current standards promulgated by the Texas Board of Professional Land Surveying.

Executed this 27th day of December, 2017.

FOR REVIEW ONLY

Bryan Connally
Registered Professional Land Surveyor No. 5513

REVISIONS		
DATE	BY	NOTES
01/02/18	MC	TITLE
01/08/18	MC	COMMENTS

LEGEND

CONTROLLED MONUMENT; IRON ROD FOUND; 1/2" IRON ROD SET; 1/2" IRON PIPE FOUND; MONUMENT FOUND; POINT FOR CORNER; UNDERGROUND ELECTRIC; OVERHEAD ELECTRIC; POWER POLE; ASPHALT PAVING; GRAVEL/ROCK ROAD OR DRIVE

POC-POINT OF COMMENCING; POB-POINT OF BEGINNING; S&E-SAVE AND EXCEPT; V – VAULT; T – TRANSFORMER; COVERED PORCH/DECK OR GARGOIT; OHE – OVERHEAD ELECTRIC SERVICE; OHP – OVERHEAD POWER LINE; GUY – GUY WIRE; W – WATER LINE; CHAIN LINK FENCE; BARBED WIRE; PIPE FENCE; COLUMN; FIRE HYDRANT; SV-GAS VALVE; GR-GAS SIGN; WOOD PRIVACY FENCE; WILL STONE; SIGNS; MANHOLE; UTILITY MANHOLE; CONCRETE PAVING

C.B.G. Surveying, Inc.
12025 Shiloh Rd. Suite 230
Dallas, Texas 75228
P 214-349-9485 F 214-349-2216
www.cbgsurvey.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1"=200'	12/28/17	1720857	SEE CERT	MC

CLIENT REQUIREMENT SURVEY

JOSEPH LAWRENCE SURVEY, ABST. NO. 616, SETH M. BLAIR SURVEY, ABST. NO. 135, H. HENDERSON SURVEY, ABST. NO. 432

ELLIS COUNTY, TEXAS

DAVIS ROAD