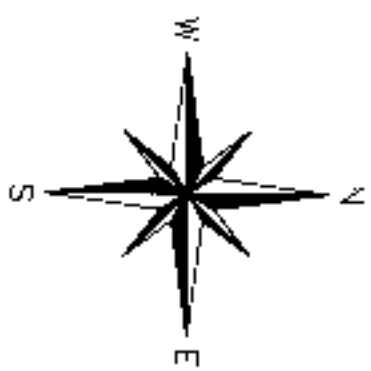


James R. Anderson and
Karen S. Anderson, husband and wife
to
Karen S. Anderson Irrevocable Trust
159.4202 Ac.
Vol. 2778, Pg. 642 or
Inst. #1415194
OPRECT

James R. Anderson
and Karen S. Anderson,
husband and wife
to
Ducene J. Anderson as
Trustee of Karen S.
Anderson
Irrevocable Trust
159.4202 Ac.
Vol. 2778, Pg. 642
OPRECT



SURVEYOR'S CERTIFICATE

TO THE LIEN HOLDERS AND/OR THE OWNERS AND/OR THE PURCHASERS OF THE PREMISES SURVEYED AND TO: Hudson Title Group LLC and Fidelity National Title Insurance Company

I hereby certify that in July, 2023, this survey was made on the ground as per the field notes accompanying this survey and is true, correct and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way.

Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets or alleys by any improvements on the subject property and there are no conflicts or protrusions.

I further certify to the following conditions:

1. The term "certify" or "certificate" as shown and used herein indicates an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, either expressed or implied, and is exclusively to the parties involved in, and limited to the transaction (SFL 51-2023-1289 closing of the title company indicated herein.)
2. That NO portion of the said tract lies within a Special Flood Hazard Boundary according to the Flood Insurance Rate Map for Ellis County, Texas, Community # 4813900335 F & 4813900373 F. Zone X represents property not located in a 100 Year Flood Zone. Any property in a Zone X location is approximate and scaled from the image of the FEMA Map, and acreage shown within the "Zone X" is approximate.
3. This survey reflects the above ground (visible) location of utilities. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service, or abandoned, further, the surveyor does not warrant that the underground utilities shown are in the exact location indicated. Underground utilities which may affect this property were not located during the course of this survey, but has made an attempt to locate as accurately as possible any underground utility indicated by above ground evidence.
4. Information in parentheses are from public records (Deed calls).
5. Bearing basis from GPS observation, Texas State Plane Coordinate System, NAD 83, North Central Texas Zone 4202.
6. The surveyor relied on title commitment issued by Hudson Title Group LLC & Fidelity National Title Insurance Company, 07# SL-2023-1289, dated July 24, 2023, and all subsequent commitments for information regarding encumbrances on subject property and did not abstract the property for easements and/or other restrictions. The easements, rights-of-way, or other exceptions noted herein are according to the Schedule B therein. Based on the easements and/or deeds furnished by the above-said title company, the following do not appear to affect the subject property:
7. Any other use or copying of this plot is prohibited.

8. Unless otherwise object, all property corners indicated as "Set" are 1/2" diameter steel rods with orange plastic caps marked (DAVIS & MCDILL)
9. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition IV Survey.

Stuart G. Harrison
Registered Professional Land Surveyor
Number 4480

THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN RED INK

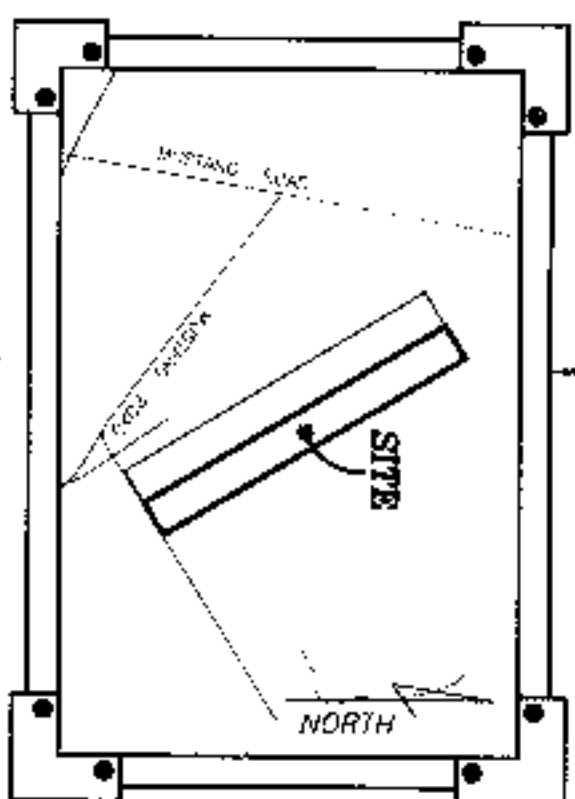
G. CARPENTER SUR. A-190

33.414
ACRES

S 30°47'24" E 3651.72'
(Same as Deed)

Lovado Fletcher Farrow
to
Edwin Spornel and Ruth
Spaniel
Called 80.423 Acres
Vol. 1994, Pg. 198
OPRECT

48.9717 Ac.
Vol. 1800
Pg. 2338
OPRECT

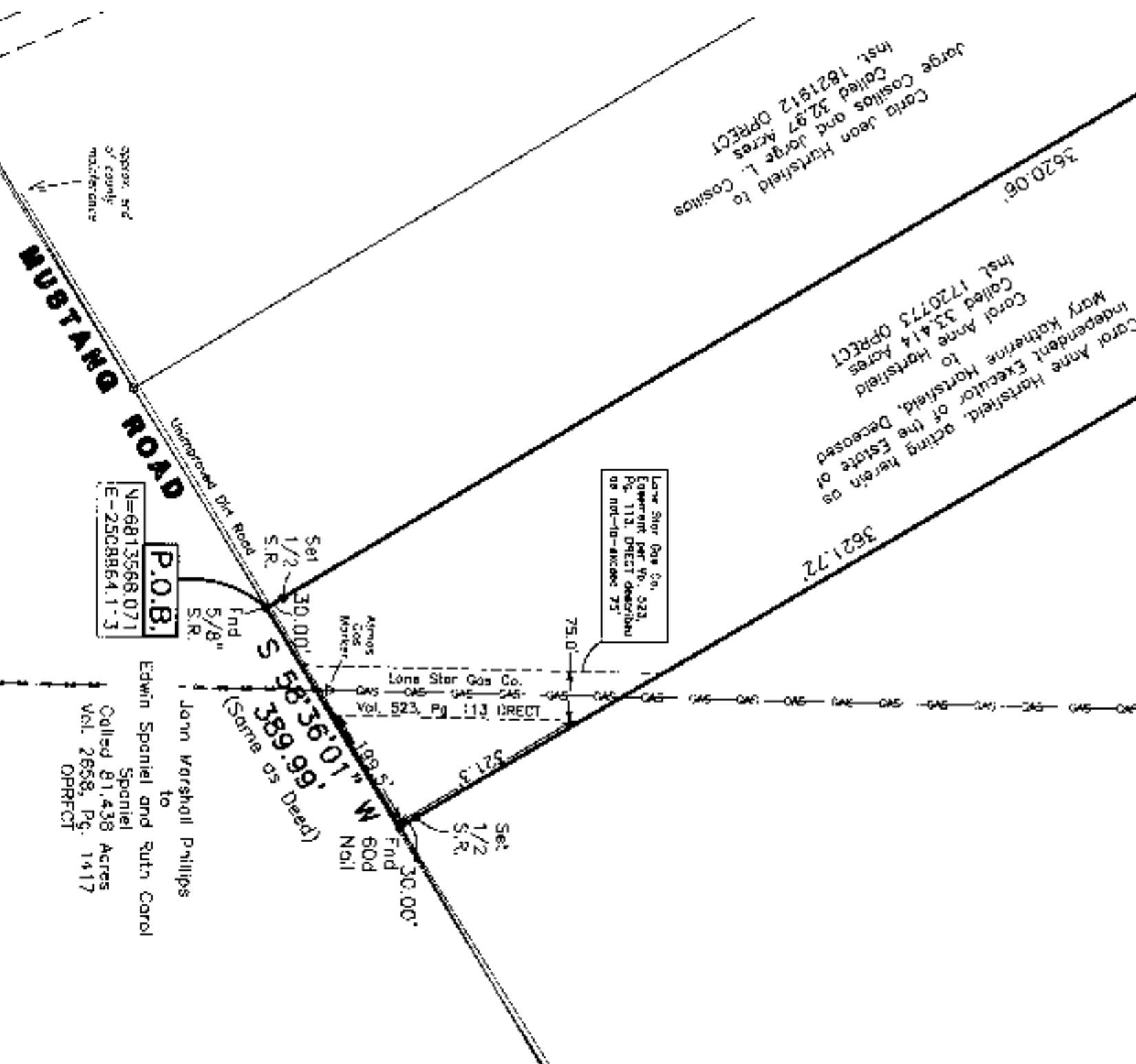


LEGEND	
---X---	Wood Fence
---/---	Wood Fence
---D---	Chain Link Fence
+++++	Raised Track
---O---	Circle TV
---P---	Gas Line
---S---	Petroleum Pipeline
---E---	Electric Line
---W---	Water Line
---UT---	Underground Telephone
---	Telephone

LEGEND	
---O---	Property Corner Symbol
---S---	Steel rod capped
---E---	Steel rod
---P---	Steel pipe
---U---	Utility Easement
---R---	Right of Way
---B---	Point of Beginning
---C---	Centerline
---B---	Boundary Line
---W---	Water Line
---M---	Major Highway
---C---	Channel
---F---	Fire Hydrant
---D---	Drainage & Utility Panel
---T---	Telephone Pole

GENERAL NOTES:

1. 100-Year Flood Note:
NO 100-Year Floodplain
Per FIRM Map Panels:
4813900350 F
& 4813900375 F
Zone: X UNSHADED
Dated: June 3, 2013
2. Interior lot corners monumented with 1/2" steel rods set and marked with "DAVIS & MCDILL", unless otherwise noted.



LAND TITLE SURVEY

33.414 ACRES

George Carpenter Survey, Abst. 190

Ellis County, Texas

See accompanying field notes



Davis & McDill, LLC

SURVEYING -- LAND PLANNING FLOODPLAIN MANAGEMENT
P.O. BOX 428, WAXAHACHIE, TEXAS 75168
PHONE: 972-938-1185
A Texas licensed surveying firm # 10194681

Date: 8/02/2023
Scale: 1"=200'
Drawn: D. McDill
Job: 223-0044
Sheet 1
of 2 sheets.

REVISIONS	BY