

A G E N D A

A special meeting of the Mayor and City Council of the City of Waxahachie to be held at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas, on ***Monday, September 8, 2025 at 5:30 p.m.***

Council Members Present: Billie Wallace, Mayor, Council Member Place 4
Patrick Souter, Mayor Pro Tem, Council Member Place 2
Tres Atkins, Council Member Place 1
Chris Wright, Council Member Place 3
Travis Smith, Council Member Place 5

1. Call to Order
2. Invocation
3. Pledge of Allegiance and Texas Pledge of Allegiance
4. ***Public Comments:*** Persons may address the City Council on any issues. This is the appropriate time for citizens to address the Council on any concern whether on this agenda or not. In accordance with the State of Texas Open Meetings Act, the Council may not comment or deliberate such statements during this period, except as authorized by Section 551.042, Texas Government Code. ***Speakers must observe the five (5) minute time limit.***
5. ***Public Hearing*** on the City of Waxahachie proposed Budget for fiscal year 2025-2026 and ***vote*** to set the date, time, and place for adoption
6. ***Consider*** proposed Resolution granting conditional consent to the creation of the Waxahachie Municipal Management District No. 1 and the inclusion of +/- 3,169.5531 acres of land into said district
7. Comments by Mayor, City Council, City Attorney and City Manager
8. Adjourn

The City Council reserves the right to go into Executive Session as authorized by Section 551.071(2) of the Texas Government Code, for the purpose of seeking confidential legal advice from legal counsel on any agenda item listed herein. This meeting location is wheelchair-accessible. Parking for mobility-impaired persons is available. Any request for sign interpretive services must be made forty-eight hours ahead of the meeting. To make arrangements, call the City Secretary at 469-309-4006 or (TDD) 1-800-RELAY TX

(5)



Memorandum

To: Honorable Mayor and City Council

From: Chad Tustison, Finance Director

Thru: Ricky Boyd, Interim City Manager *TRB*

Date: September 8, 2025

Re: Public Hearing on the Proposed Budget for Fiscal Year 2025-2026

Recommended Motion: "I move to consider and hold a record vote on the adoption of the Fiscal Year 2025-2026 budget at the next regular scheduled City Council Meeting on September 15, 2025 at 7:00 PM at the Waxahachie Civic Center."

Item Summary: This item is a public hearing to consider the City's Proposed Budget for Fiscal Year 2026, which begins October 1, 2025.

Texas Local Government Code 102.007 requires that the City Council take action at the conclusion of the hearing. The recommended action is to hold a vote on the adoption of the budget at the next regular scheduled City Council Meeting on September 15, 2025.

The current FY 2025 Adopted Budget and FY 2026 Proposed Budget can be found at the following website address:

<https://www.waxahachie.com/departments/finance/index.php>

(10)

CITY OF WAXAHACHIE, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, GRANTING CONDITIONAL CONSENT TO THE CREATION OF THE WAXAHACHIE MUNICIPAL MANAGEMENT DISTRICT NO. 1 AND THE INCLUSION OF +/- 3,169.5531 ACRES OF LAND INTO SAID DISTRICT; MAKING FINDINGS RELATED THERETO; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Waxahachie, Texas (the “City”), a home rule municipality created under the laws of the State of Texas, received a request for consent from Minto Communities TX, LLC to the creation of the Waxahachie Municipal Management District No. 1 (the “District”) encompassing +/-3,169.5531 acres as more particularly described in Exhibit A, attached hereto and incorporated by reference; and

WHEREAS, the District will be created and organized pursuant to Article XVI, Section 59 and Article III, Section 52, of the Texas Constitution, Chapter 375 of the Texas Local Government Code, as amended, and Chapter 49, Texas Water Code, as amended; and

WHEREAS, Chapter 375 of the Texas Local Government Code provides that land within a city or its extraterritorial jurisdiction may not be included within a municipal management district without such city’s consent; and

WHEREAS, the City wishes to evidence its conditional support and consent for the creation of the District within the City’s corporate limits, subject to the terms of a Development Agreement to be negotiated between the City and the landowners (the “Development Agreement”) and the terms of this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS, THAT:

Section 1. All of the above premises are hereby found to be true and correct legislative findings of the City Council and they are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

Section 2. The City Council of the City (the “City Council”) hereby grants its conditional support and consent for the creation of a district operating pursuant to Article XVI, Section 59 and Article III, Section 52, Texas Constitution, Chapter 375, Texas Local Government Code, as amended, and Chapter 49, Texas Water Code, as amended, within its corporate limits and the inclusion in the District of land described more fully in Exhibit A, and the City Manager of the City is hereby authorized to execute any documents necessary to effectuate this Resolution. The City Council further consents to any divisions, annexations, or exclusions of the District, pursuant to Chapter 375, Texas Local Government Code, as amended, and Chapter 49, Texas Water Code, as amended, provided that any such divisions, annexations, and exclusions are within the land described in Exhibit A.

Section 3. The City Council further states that it has not relinquished any rights, duties or powers relating to the inclusion of the District within its corporate limits, and specifically its zoning authority.

Section 4. The City Council further states that this Resolution is provided subject to and in reliance upon the terms of a Development Agreement, which may be entered into between the City and the landowners within the District. The District shall execute a joinder and become a party to the Development Agreement. The City does not consent to the organization of the District, election, or issuance of bonds from any revenue available to the District until the Development Agreement is executed, if at all, and this consent further requires the Texas Commission on Environmental Quality’s order under Section 375.026 of the Act to contain a provision whereby the District, if created, shall be automatically dissolved without further action by the City if a Development Agreement is not approved and executed by the City on or before two hundred and seventy (270) days after the date of adoption of this Resolution.

Section 5. The City Council hereby finds and determines that sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall of the City for the time required by law preceding this meeting, as required by the Texas Open Meetings Act, contained in Chapter 551 of the Texas Government Code, as amended, and that this meeting was open to the public and the subject matter of this Resolution and its contents have been discussed, considered and formally acted upon by the City Council. Further, the City Council ratifies, approves and confirms such written notice and the contents and posting thereof, and the foregoing fully complied with all applicable law.

Section 6. This Resolution shall be effective from and after its passage by the City Council.

PASSED AND APPROVED by the City Council of the City of Waxahachie, Texas the ____ day of _____, 2025.

Billie Wallace, Mayor

ATTEST:

Amber Villarreal, TRMC, CMC, City Secretary

APPROVED AS TO FORM:

Terrence S. Welch, City Attorney

EXHIBIT A
(Legal Description of Property to be included in the District)

EXHIBIT " A "

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 3,169.5531 ACRES (138,065,732 SQUARE FEET) OUT OF THE JOHN BARKER SURVEY, ABSTRACT NO. 40, THE ELIJAH BELLOW SURVEY, ABSTRACT NO. 101, THE JONATHAN E. PRINCE SURVEY, ABSTRACT NO. 845, THE JOHN FIFER SURVEY, ABSTRACT NO. 351, THE MEREDITH MYERS SURVEY, ABSTRACT NO. 714, THE BENJAMIN WILTSHIRE SURVEY, ABSTRACT NO. 1132, THE E. H. BELCHER SURVEY, ABSTRACT NO. 143, THE JOHN DRINKARD SURVEY, ABSTRACT NO. 273, AND THE JESSE J. DAVIDSON SURVEY, ABSTRACT NO. 302, ALL IN ELLIS COUNTY, TEXAS, AND BEING:



PO Box 90876
Austin, TX 78709
512.554.3371
jward@4wardls.com
www.4wardls.com

- (1) ALL OF A CALLED 1040.641 ACRE TRACT CONVEYED TO WALTON TEXAS, LP, IN DOCUMENT NO. 1532148 OF THE OFFICIAL PUBLIC RECORDS OF ELLIS COUNTY, TEXAS (O.P.R.E.C.T.), SAVE AND EXCEPT A CALLED .5877 ACRE TRACT (DESCRIBED AS PARCEL 2) CONVEYED TO THE STATE OF TEXAS IN DOCUMENT NO. 1610103 (O.P.R.E.C.T.), AN INTEREST IN WHICH WAS CONVEYED TO WALTON TX DALLAS KEMP RANCH LP 1, LP, IN DOCUMENT NOS. 1602022, 1602918, 1604532, 1606287, 1607796 AND 1611882 (O.P.R.E.C.T.),
- (2) ALL OF A CALLED 117.601 ACRE TRACT CONVEYED TO WALTON TEXAS, LP, IN DOCUMENT NO. 1532149 (O.P.R.E.C.T.), AN INTEREST IN WHICH WAS CONVEYED TO WALTON TX DALLAS KEMP RANCH LP 1, LP, IN DOCUMENT NOS. 1602022, 1602918, 1604532, 1606287, 1607796 AND 1611882 (O.P.R.E.C.T.),
- (3) ALL OF A CALLED 141.254 ACRE TRACT CONVEYED TO WALTON TEXAS, LP, IN DOCUMENT NO. 1532150 (O.P.R.E.C.T.), AN INTEREST IN WHICH WAS CONVEYED TO WALTON TX DALLAS KEMP RANCH LP 1, LP, IN DOCUMENT NOS. 1602022, 1602918, 1604532, 1606287, 1607796 AND 1611882 (O.P.R.E.C.T.),
- (4) ALL OF A CALLED 6.035 ACRE TRACT (DESCRIBED AS TRACT 1) CONVEYED TO WALTON TEXAS, LP, AND WALTON TX DALLAS KEMP RANCH LP 1, LP, IN DOCUMENT NO. 2326832 (O.P.R.E.C.T.),
- (5) ALL OF A CALLED 151.499 ACRE TRACT CONVEYED TO WALTON TEXAS, LP, IN DOCUMENT NO. 1616460 (O.P.R.E.C.T.), AN INTEREST IN WHICH WAS CONVEYED TO THE PARTIES LISTED IN APPENDIX "A" (IN SEPARATE ATTACHMENT);
- (6) ALL OF A CALLED 182.727 ACRE TRACT (DESCRIBED AS TRACT 1-C) AND A CALLED 99.991 ACRE TRACT (DESCRIBED AS PARCEL 3) CONVEYED TO WALTON TEXAS, LP, IN DOCUMENT NO. 1515578 (O.P.R.E.C.T.), AN INTEREST IN WHICH WAS CONVEYED TO THE PARTIES LISTED IN APPENDIX "B" (IN SEPARATE ATTACHMENT);

- (7) ALL OF A CALLED 398.282 ACRE TRACT CONVEYED TO WALTON TEXAS, LP, IN DOCUMENT NO. 1515579 (O.P.R.E.C.T.), AN INTEREST IN WHICH WAS CONVEYED TO THE PARTIES LISTED IN APPENDIX "B" (IN SEPARATE ATTACHMENT);
- (8) ALL OF A CALLED 681.000 ACRE TRACT CONVEYED TO WALTON TEXAS, LP, IN DOCUMENT NO. 1526274 (O.P.R.E.C.T.), SAVE AND EXCEPT A CALLED 0.5506 ACRE TRACT (DESCRIBED AS PARCEL 1) CONVEYED TO THE STATE OF TEXAS IN DOCUMENT NO. 1610102 (O.P.R.E.C.T.), AN INTEREST IN WHICH WAS CONVEYED TO THE PARTIES LISTED IN APPENDIX "C" (IN SEPARATE ATTACHMENT);
- (9) BEING ALL OF A CALLED 0.784 ACRE TRACT (DESCRIBED AS TRACT 2) CONVEYED TO WALTON TEXAS, LP, AND WALTON TX DALLAS KEMP RANCH LP 1, LP, IN DOCUMENT NO. 2326832 (O.P.R.E.C.T.),
- (10) BEING ALL OF A CALLED 130 ACRE TRACT CONVEYED TO UNITED PRESBYTERIAN HOMES OF THE SYNOD OF TEXAS IN VOLUME 460, PAGE 200 OF THE DEED RECORDS OF ELLIS COUNTY, TEXAS (D.R.E.C.T.), A PORTION OF A CALLED 202.85 ACRE TRACT (DESCRIBED AS TRACT I) CONVEYED TO UNITED PRESBYTERIAN HOMES OF THE SYNOD OF TEXAS IN VOLUME 460, PAGE 205 (D.R.E.C.T.), AND ALL OF A CALLED 60 ACRE TRACT AND A CALLED 5.61 ACRE TRACT CONVEYED TO UNITED PRESBYTERIAN HOMES OF THE SYNOD OF TEXAS IN VOLUME 532, PAGE 404 (D.R.E.C.T.);
- (11) BEING A PORTION OF A CALLED 21.654 ACRE TRACT (DESCRIBED AS TRACT ONE) CONVEYED TO WILLIAM F. KELLEY IN DOCUMENT NO. 2228261 (O.P.R.E.C.T.);
- (12) BEING ALL OF A CALLED 0.465 ACRE TRACT (DESCRIBED AS TRACT I) CONVEYED TO WILLIAM F. & LEANNE C. KELLEY IN VOLUME 866, PG. 390 (D.R.E.C.T.), INCLUDING A 0.034 ACRE PORTION OF SAID 0.465 ACRE TRACT CONVEYED IN CAUSE NO. 03-E-2061 RECORDED IN THE COUNTY COURT OF LAW OF ELLIS COUNTY, TEXAS;
- (13) BEING ALL OF A CALLED 0.40 ACRE TRACT CONVEYED TO WILLIAM F. & LEANNE C. KELLEY IN VOLUME 1937, PG. 736 (D.R.E.C.T.);
- (14) BEING ALL OF A CALLED 0.52 ACRE TRACT CONVEYED TO WILLIAM F. & LEANNE C. KELLEY IN DOC. NO. 1832041 (O.P.R.E.C.T.);

**SAID 3,169.5531 ACRES BEING MORE PARTICULARLY DESCRIBED
BY METES AND BOUNDS AS FOLLOWS:**

BEGINNING, at a 1/2-inch iron rod found in the south right-of-way line of East Farm to Market Road 875 (80' right-of-way), and being at the northeast corner of a called 1.725 acre tract conveyed to Patricia L. Knight in Volume 2273, Page 384 (O.P.R.E.C.T.), and being a corner in the north line of said Walton 681.000 acre tract, for the northwest corner and **POINT OF BEGINNING** hereof;

THENCE, with the south right-of-way line of said E FM 875 and the north line of said Walton 681.000 acre tract, the following two (2) courses and distances:

- 1) **N59°54'03"E**, a distance of **465.63** feet to a 5/8-inch iron rod with "TxDot" cap found for an angle point hereof, and
- 2) **N59°21'46"E**, a distance of **3.64** feet to a 5/8-inch iron rod with "TxDot" cap found for an angle point hereof, said point being at the west corner of said 0.5506 acre State of Texas tract;

THENCE, leaving the north line of said Walton 681.000 acre tract, over and across said Walton 681.000 acre tract, with the south right-of-way line of said E FM 875 and the south line of said 0.5506 acre State of Texas tract, the following three (3) courses and distances:

- 1) **N73°02'53"E**, a distance of **136.59** feet to a 5/8-inch iron rod with "TxDot" cap found for an angle point hereof,
- 2) **N58°55'47"E**, a distance of **616.79** feet to a 5/8-inch iron rod with "TxDot" cap found for an angle point hereof, and
- 3) **N49°53'50"E**, a distance of **111.30** feet to a 5/8-inch iron rod with "TxDot" cap found for a non-tangent point of curvature hereof, said point being at the east corner of said 0.5506 acre State of Texas tract, and being in the north line of said Walton 681.000 acre tract;

THENCE, continuing with the south right-of-way line of said E FM 875, in part with the north line of said Walton 681.000 acre tract, and in part with the north line of said Walton 1040.641 acre tract, the following three (3) courses and distances:

- 1) along the arc of a curve to the right, whose radius is **920.72** feet, whose arc length is **276.25** feet and whose chord bears **N77°44'36"E**, a distance of **275.22** feet to a 1/2-inch iron rod with "Goodwin & Marshall" cap found for an angle point hereof,
- 2) **N86°18'23"E**, passing at a distance of 1,981.94 feet, a 1/2-inch iron rod with illegible cap found at the common north corner of said Walton 681.000 acre and 1040.641 acre tracts, and continuing for a total distance of **2836.42** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for a non-tangent point of curvature hereof, and
- 3) along the arc of a curve to the left, whose radius is **1504.82** feet, whose arc length is **358.26** feet and whose chord bears **N79°30'37"E**, a distance of **357.41** feet to a 5/8-inch iron rod with "TxDot" cap found for an angle point hereof, said point being at the west corner of said 0.5877 acre State of Texas tract;

THENCE, leaving the north line of said Walton 1040.641 acre tract, over and across said Walton 1040.641 acre tract, with the south right-of-way line of said E FM 875 and the south line of said 0.5877 acre State of Texas tract, the following four (4) courses and distances:

- 1) **N82°00'35"E**, a distance of **204.67** feet to a 5/8-inch iron rod with "TxDot" cap found for an angle point hereof,
- 2) **N72°12'49"E**, a distance of **286.39** feet to a 1/2-inch iron rod found for an angle point hereof,

- 3) **N72°43'49"E**, a distance of **212.73** feet to a calculated point (that falls inside a utility pole) for an angle point hereof, and
- 4) **N67°29'44"E**, a distance of **236.32** feet to a mag nail with "LTRA" washer found for a non-tangent point of curvature hereof, said point being at the east corner of said 0.5877 acre State of Texas tract, and being in the north line of said Walton 1040.641 acre tract;

THENCE, continuing with the south right-of-way line of said E FM 875, with the north line of said Walton 1040.641 acre tract, the following five (5) courses and distances:

- 1) along the arc of a curve to the right, whose radius is **2251.83** feet, whose arc length is **113.82** feet and whose chord bears **N80°21'43"E**, a distance of **113.81** feet to a 5/8-inch iron rod with "TxDot" cap found for an angle point hereof,
- 2) **N81°52'50"E**, a distance of **122.75** feet to a 5/8-inch iron rod with "TxDot" cap found for a non-tangent point of curvature hereof,
- 3) along the arc of a curve to the right, whose radius is **587.69** feet, whose arc length is **79.53** feet and whose chord bears **N85°40'58"E**, a distance of **79.47** feet to a 5/8-inch iron rod with "TxDot" cap found for an angle point hereof,
- 4) **N89°38'08"E**, a distance of **1554.82** feet to a 1/2-inch iron rod with "Goodwin & Marshall" cap found for a non-tangent point of curvature hereof, and
- 5) along the arc of a curve to the left, whose radius is **1931.89** feet, whose arc length is **119.98** feet and whose chord bears **N87°43'32"E**, a distance of **119.96** feet to a 1/2-inch iron rod with "Goodwin & Marshall" cap found for the northeast corner hereof, said point being at the intersection of the southwest right-of-way line of the Union Pacific Railroad (right-of-way varies) with the south line of said E FM 875, and being the northeast corner of said Walton 1040.641 acre tract;

THENCE, with the southwest right-of-way line of said Union Pacific Railroad and the northeast line of said Walton 1040.641 acre tract, the following two (2) courses and distances:

- 1) **S31°23'18"E**, a distance of **1239.44** feet to a 1/2-inch iron rod with "Goodwin & Marshall" cap found for a point of curvature hereof, and
- 2) along the arc of a curve to the left, whose radius is **1959.88** feet, whose arc length is **1199.91** feet and whose chord bears **S48°55'56"E**, a distance of **1181.26** feet to a 1/2-inch iron rod with "Goodwin & Marshall" cap found for an angle point hereof;

THENCE, leaving the southwest right-of-way line of said Union Pacific Railroad, with the called south line of a public road (per Volume 471, Page 557 (D.R.E.C.T.)), and with the northeast line of said Walton 1040.641 acre tract, the following two (2) courses and distances:

- 1) **S06°43'05"W**, a distance of **41.41** feet to a 1/2-inch iron rod with "Goodwin & Marshall" cap found for a non-tangent point of curvature hereof, and
- 2) along the arc of a curve to the left, whose radius is **1999.88** feet, whose arc length is **481.69** feet and whose chord bears **S73°43'48"E**, a distance of **480.52** feet to a 1/2-inch iron rod with "Goodwin & Marshall" cap found for an angle point hereof, said point being at the northwest corner of said United Presbyterian 130 acre tract (and called to be in the south line of a public road), and being the northeast corner of said Walton 1040.641 acre tract;

THENCE, with the south line of said public road and the north line of said United Presbyterian 130 acre tract, the following three (3) courses and distances:

- 1) **S89°05'08"E**, a distance of **725.17** feet to a 1/2-inch iron rod with "TXRCS" cap found for an angle point hereof,
- 2) **S88°23'37"E**, a distance of **306.97** feet to a 1/2-inch iron rod with "TXRCS" cap found for an angle point hereof,
- 3) **N59°04'21"E**, a distance of **86.14** feet to a 3/8-inch iron rod found for an angle point hereof, said point being a corner in the west line of a called 31.153 acre tract conveyed to Jose & Enriqueta Lopez Revocable Trust in Document No. 1831559 (O.P.R.E.C.T.), and being in the approximate center of said public road;

THENCE, along the center of said public road, in part with the east line of said Lopez tract, in part with the west line of a called 26.843 acre tract conveyed to Pioneer Concrete of Texas, Inc., in Volume 869, Page 832 (D.R.T.C.T.), in part with the east line of said United Presbyterian 130 acre and 202.85 acre tracts, the following nine (9) courses and distances:

- 1) **S69°52'08"E**, a distance of **190.27** feet to a 1/2-inch iron rod with "TXRCS" cap found for an angle point hereof,
- 2) **S82°22'23"E**, a distance of **249.85** feet to a 5/8-inch iron rod found for an angle point hereof,
- 3) **S13°01'30"E**, a distance of **91.73** feet to a 1/2-inch iron rod with "TXRCS" cap found for an angle point hereof,
- 4) **S25°27'24"E**, a distance of **269.19** feet to a 3/8-inch iron rod found for an angle point hereof,
- 5) **S59°45'11"W**, a distance of **10.98** feet to a 3/8-inch iron rod found for an angle point hereof,
- 6) **S59°46'32"E**, a distance of **382.10** feet to a 1/2-inch iron rod with "TXRCS" cap found for an angle point hereof,
- 7) **S57°54'50"E**, a distance of **543.74** feet to a railroad spike found for an angle point hereof,
- 8) **S46°05'11"E**, a distance of **1423.96** feet to a railroad spike found for an angle point hereof, and
- 9) **S45°40'02"E**, a distance of **256.25** feet to a 5/8-inch iron rod found at a corner in the west right-of-way line of S Interstate Highway 35E (right-of-way varies), and being the southeast corner of said Pioneer Concrete tract, and being the northeast corner of the remainder of said United Presbyterian 202.85 acre tract;

THENCE, with the west right-of-way line of said S IH 35E and the east line of said United Presbyterian 202.85 acre tract, the following three (3) courses and distances:

- 1) **S01°33'25"E**, a distance of **6.04** feet to a 1/2-inch iron rod with "TXRCS" cap found for an angle point hereof,
- 2) **S44°16'38"W**, a distance of **40.03** feet to a 1/2-inch iron rod with "TXRCS" cap found for an angle point hereof, and
- 3) **S26°12'54"E**, a distance of **85.41** feet to a 1/2-inch iron rod with "TXRCS" cap found for an angle point hereof, said point being at the north corner of a called 0.023 acre tract (described as Part 2) conveyed to the State of Texas in Document No. 2023488 of the Official Public Records of Ellis County, Texas (O.P.R.E.C.T.);

THENCE, with the west right-of-way line of said S IH 35E and the east line of said 0.023 acre State of Texas tract, over and across said United Presbyterian 202.85 acre tract, **S04°31'52"E**, a distance of **247.04** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for a non-tangent point of curvature hereof, said point being at the south corner of said 0.023 acre State of Texas tract, and being interior ell-corner hereof, and being in the east line of said United Presbyterian 202.85 acre tract;

THENCE, with the west right-of-way line of said S IH 35E and the east line of said United Presbyterian 202.85 acre tract, along the arc of a curve to the left, whose radius is **5894.58** feet, whose arc length is

275.92 feet and whose chord bears **S04°31'52"E**, a distance of **275.90** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof, said point being the north corner of a called 0.048 acre tract (described as Part 1) conveyed to the State of Texas in Document No. 2023488 (O.P.R.E.C.T.);

THENCE, with the west right-of-way line of said S IH 35E and the east line of said 0.048 acre State of Texas tract, over and across said United Presbyterian 202.85 acre tract, the following two (2) courses and distances:

- 1) **S04°31'52"E**, a distance of **327.68** feet to a 5/8-inch iron rod with aluminum TxDot cap found for an angle point hereof, and
- 2) **N83°55'52"E**, a distance of **13.17** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof, said point being at the southeast corner of said 0.048 acre State of Texas tract, and being interior ell-corner hereof, and being in the east line of said United Presbyterian 202.85 acre tract;

THENCE, with the west right-of-way line of said S IH 35E, in part with the east line of said United Presbyterian 202.85 acre tract, and in part with the east line of said Walton 0.784 acre tract, the following six (6) courses and distances:

- 1) **S06°07'58"E**, a distance of **279.07** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof,
- 2) **S43°31'28"W**, a distance of **67.82** feet to a 1/2-inch iron rod with illegible cap found for an angle point hereof,
- 3) **S00°52'49"W**, passing at a distance of 38.89 feet, a mag nail found at the common east corner of said Walton 0.784 acre tract and said United Presbyterian 202.85 acre tract, and continuing for a total distance of **72.22** feet to a 1/2-inch iron rod with "GMCivil" cap found for an angle point hereof,
- 4) **S43°44'28"E**, a distance of **77.18** feet to a leaning 1/2-inch iron rod found for an angle point hereof, and
- 5) **S31°19'20"E**, a distance of **72.00** feet to a 1/2-inch iron rod with "GMCivil" cap found for an angle point hereof, said point being at the intersection of the north right-of-way line of Kelly Bend (50' right-of-way, dedicated as a called 0.543 acre tract conveyed to the City of Waxahachie in Volume 570, Page 864 (D.R.E.C.T.)), and being the southeast corner of said Walton 0.584 acre tract;

THENCE, leaving the west right-of-way line of said IH 35E, with the north and east right-of-way lines of said Kelly Bend and the south and west lines of said Walton 0.584 acre tract, the following two (2) courses and distances:

- 1) **S79°20'23"W**, a distance of **225.03** feet to a 1/2-inch iron rod found for an angle point hereof, and
- 2) **N12°12'57"W**, a distance of **195.90** feet to a mag nail found in Brookside Road (no right-of-way information found), and being in the south line of said United Presbyterian 202.85 acre tract;

THENCE, with the approximate centerline of said Brookside Road, with the south line of said United Presbyterian 202.85 acre tract, and in part with the north line of a called 125 acre tract conveyed to J.C. Kelley et Ux. in Volume 404, Page 324 (D.R.E.C.T.), the following two (2) courses and distances:

- 1) **S89°44'51"W**, a distance of **665.14** feet to a 1/2-inch iron rod with "TXRCS" cap found for an angle point hereof, and

- 2) **S58°31'10"W**, a distance of **237.35** feet to a calculated point for an exterior ell corner hereof, said point being the southeast corner of a 23.4' right-of-way dedication, as shown on the proposed plat of Lot 1, Block "A", United Presbyterian Addition;

THENCE, over and across said United Presbyterian 202.85 acre tract, with the exterior line of Lot 1, Block "A" of said proposed United Presbyterian Addition, the following three (3) courses and distances:

- 1) **N27°59'46"W**, a distance of **270.10** feet to a 1/2-inch iron rod with "TXRCS" cap found for an interior ell corner hereof,
- 2) **S58°33'11"W**, a distance of **248.18** feet to a 1/2-inch iron rod with "TXRCS" cap found for an interior ell corner hereof, and
- 3) **S28°01'36"E**, a distance of **270.24** feet to a calculated point for an exterior ell corner hereof, said point being in the approximate centerline of said Brookside Road, and being in the south line of said United Presbyterian 202.85 acre tract, and being in the north line of said 125 acre Kelley tract;

THENCE, with the approximate centerline of said Brookside Road, with the south line of said United Presbyterian 202.85 acre tract, in part with the north line of said 125 acre Kelley tract, in part with the north line of a called 122.35 acre tract conveyed to Robert L. Beer in Volume 351, Page 107 (D.R.E.C.T.), and in part with the north line of a portion of Brookside Road dedicated per plat of Brookside Addition, recorded in Cabinet B, Slide 329 of the Plat Records of Ellis County, Texas (P.R.E.C.T.), **S58°31'10"W**, a distance of **1,496.80** feet to a mag nail with "4Ward Boundary" washer set for an angle point hereof, said point being at the common south corner of said 202.85 acre United Presbyterian tract and said Walton 1040.641 acre tract;

THENCE, with the northwest right-of-way line of said Brookside Drive and the south line of said Walton 1040.641 acre tract, **S58°06'41"W**, a distance of **4.10** feet to a mag nail with "4Ward Boundary" washer set for an angle point hereof, said point being a corner in the north line of said Walton 117.601 acre tract;

THENCE, with the north line of said Walton 117.601 acre tract, in part with the western right-of-way terminus of said Brookside Drive, and in part with the west line of Lot 4, Block 1 of said Brookside Addition, **S31°25'29"E**, a distance of **175.01** feet to a 1/2-inch iron rod found for an angle point hereof;

THENCE, with the north line of said Walton 117.601 acre tract, in part with the south line of Block 1 of said Brookside Addition, in part with the south line of a called 0.4304 acre tract conveyed to Monica Davis Watkins in Document No. 1607336 (O.P.R.E.C.T.), in part with the south line of a called 0.515 acre tract conveyed to Just Settle Investments, LLC, in Document No. 2120031 (O.P.R.E.C.T.), and in part with the south and east lines of a called 0.4309 acre tract conveyed to Katy R. Ryan and Bobby Hopgood in Volume 2512, Page 1420 (O.P.R.E.C.T.), the following two (2) courses and distances:

- 1) **N58°34'31"E**, a distance of **998.68** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof, and
- 2) **N31°25'29"W**, a distance of **150.17** feet to a 1/2-inch iron pipe found for an angle point hereof, said point being in the south line of Brookside Road (no recording information found), and being the common north corner of said Ryan-Hopgood tract and said Walton 117.601 acre tract;

THENCE, with the south line of said Brookside Road and the north line of said Walton 117.601 acre tract, **N58°37'26"E**, a distance of **40.17** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof, said point being at the northwest corner of a called 0.4312 acre tract conveyed to Jose Antonio Tovar, Jr., et ux., in Document No. 2100249 (O.P.R.E.C.T.);

THENCE, with the common line of said Tovar Jr. tract and said Walton 117.601 acre tract, the following two (2) courses and distances:

- 1) **S31°25'29"E**, a distance of **150.14** feet to a 1/2-inch iron rod with illegible cap found for an angle point hereof, and
- 2) **N58°34'31"E**, a distance of **125.17** feet to a 1/2-inch iron pipe found for an angle point hereof, said point being at the southwest corner of a called 0.5039 acre tract conveyed to Martha Kelley and Michael W. Anderson in Document No. 2033656 (O.P.R.E.C.T.), and being a southwest corner of said Walton 6.035 acre tract;

THENCE, with the north line of said Walton 6.035 acre tract, in part with the south line of said Anderson tract, in part with the south line of a called 0.5043 acre tract conveyed to Jose Alcala, Jr., et ux, in Document No. 2024098 (O.P.R.E.C.T.), in part with the south line of a called 0.517 acre tract conveyed to Deborah J. Timmerman in Document No. 2155833 (O.P.R.E.C.T.), in part with the south line of a called 0.047 acre tract (per ECAD) conveyed to Barbara A. Owens in Volume 2613, Page 1235 (O.P.R.E.C.T.), in part with the south line of a called 0.4860 acre tract conveyed to Kathy L. Kacal in Document No. 2236184 (O.P.R.E.C.T.), in part with the south line of a called 0.4304 acre tract and a called 0.4860 acre tract conveyed to Randall Wrey Adlof et al. in Document No. 2409235 (O.P.R.E.C.T.), the following three (3) courses and distances:

- 1) **N58°35'07"E**, a distance of **712.59** feet to a 1/2-inch iron pipe found for an angle point hereof, and
- 2) **N60°53'27"E**, a distance of **80.03** feet to a 1/2-inch iron pipe found for an angle point hereof, said point being a corner in the north line of said Kelley 21.654 acre tract, and being the southeast corner of said Adlof tract;

THENCE, with the common line of said Adlof tract and said Kelley 21.654 acre tract, **N00°31'13"W**, a distance of **149.81** feet to a 1/2-inch iron rod with "4466" cap found for an angle point hereof, said point being in the apparent south line of said Brookside Drive;

THENCE, with the apparent south line of said Brookside Drive and the north line of said Kelley 21.654 acre tract, **N89°34'51"E**, a distance of **50.30** feet to a 1/2-inch iron rod with "4466" cap found for an angle point hereof, said point being the northwest corner of said Kelley 0.465 acre tract;

THENCE, with the apparent south line of said Brookside Drive, in part with the north line of Kelley 0.465 acre tract, in part with the north line of said 0.034 acre Kelley Probate tract, in part with the north line of said Kelley 0.40 acre tract, in part with the north line of said Kelley 0.52 acre tract, and in part with the north line of said Kelley 21.654 acre tract, **N89°46'43"E**, a distance of **501.04** feet to a 1/2-inch iron rod found for an angle point hereof, said point being in the west right-of-way line of said Kelley Bend, and being the northeast corner of said Kelley 21.654 acre tract;

THENCE, with the west right-of-way line of said Kelley Bend and the east line of said Kelley 21.654 acre tract, **S12°10'56"E**, a distance of **153.42** feet to a 1/2-inch iron rod found for an angle point hereof, said point being at the northeast corner of said Walton 6.035 acre tract;

THENCE, with the west and south right-of-way lines of said Kelly Bend and the east line of said Walton 6.035 acre tract, the following two (2) courses and distances:

- 1) **S12°09'43"E**, a distance of **81.04** feet to a 1/2-inch iron rod found for an angle point hereof, and

- 2) **N79°10'06"E**, a distance of **23.04** feet to a 1/2-inch iron rod with "TXRCS" cap found for an angle point hereof, said point being the northwest corner of Lot 1 of Kelley Bend Addition, recorded in Document No. 2229331 (O.P.R.E.C.T.);

THENCE, leaving the south right-of-way line of said Kelly Bend, with the common line of said Lot 1 and said Walton 6.035 acre tract, **S02°12'06"E**, a distance of **69.47** feet to a 1/2-inch iron rod with "TXRCS" cap found for an angle point hereof, said point being the southeast corner of said Walton 6.035 acre tract;

THENCE, with the south line of said Walton 6.035 acre tract, the following two (2) courses and distances:

- 1) **S76°00'30"W**, a distance of **547.94** feet to a 1/2-inch iron rod with "TXRCS" cap found for a point of curvature hereof, and
- 2) along the arc of a curve to the left, whose radius is **1420.00** feet, whose arc length is **738.91** feet and whose chord bears **S61°06'17"W**, a distance of **730.60** feet to a 1 1/2-inch iron rod with "TXRCS" cap found for an angle point hereof, said point being in the west line of said Kelley 21.654 acre tract, and being the east line of said Walton 117.601 acre tract, and being the southwest corner of said Walton 6.035 acre tract;

THENCE, with the east line of said Walton 117.601 acre tract, in part with the west line of said Kelley 21.654 acre tract, and in part with the west line of the remainder of a called 140.0 acre tract conveyed to Jack C. Kelley in Volume 404, Page 324 (D.R.T.C.T.), **S31°10'08"E**, passing at a distance of 576.57 feet, a 1/2-inch iron rod with "TXRCS" cap found at the southwest corner of said Kelley 21.654 acre tract, and continuing a total distance of **2104.57** feet to a calculated point for an angle point hereof, said point being in the north line of a called 140 acres conveyed to Alvin Riddle in Document No. 2001355 ((O.P.R.E.C.T.)), from which a 1/2-inch iron rod found bears, **S31°10'08"E**, a distance of 2.05 feet, and also from which, a 1/2-inch iron pipe found in the west right-of-way line of said E IH 35, and being the common east corner of said Riddle tract and said Kelley 140 acre tract bears, **N59°45'10"E**, a distance of 954.94 feet;

THENCE, with the south and west lines of said Walton 117.601 acre tract, in part with the north line of said Riddle tract, in part with the north line of a called 10.00 acre tract conveyed to Melissa Mims in Volume 2139, Page 2147 (O.P.R.E.C.T.), in part with the east line of a called 265.36 acre tract (described as Tract 1) conveyed to Nay Trust B in Volume 2739, Page 149 (O.P.R.E.C.T.), and in part with the east line of a called 2.113 acre tract conveyed to Terry L. Nay et ux in Volume 1621, Page 662 (O.P.R.E.C.T.), the following two (2) courses and distances:

- 1) **S59°45'10"W**, passing at a distance of 1,241.47 feet, a 1/2-inch iron rod found at the northeast corner of said Mims tract, and continuing for a total distance of **2106.54** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof, and
- 2) **N31°44'12"W**, a distance of **2482.55** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof, said point being in the south line of said Walton 1040.641 acre tract, and being at the common north corner of said Nay 2.113 acre tract and said Walton 117.601 acre tract;

THENCE, with the south line of said Walton 1040.641 acre tract, the following two (2) courses and distances:

- 1) **S58°06'26"W**, a distance of **1071.43** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof, and

- 2) **S04°10'55"E**, a distance of **1491.37** feet to a calculated point (could not access) for an angle point hereof, said point being at a corner in the common line of said Nay Trust B tract and said Walton 1040.641 acre tract;

THENCE, with the common line of said Nay Trust B tract and said Walton 1040.641 acre tract, the following two (2) courses and distances:

- 1) **S31°27'06"E**, a distance of **214.04** feet to a calculated point (could not access) for an angle point hereof, and
- 2) **S58°26'51"W**, a distance of **1456.33** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof, said point being at the northeast corner of said Walton 141.524 acre tract;

THENCE, with the common line of said Nay Trust B tract and said Walton 141.524 acre tract, **S30°58'46"E**, a distance of **2323.48** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof, said point being at the northwest corner of a called 40.889 acre tract conveyed to H H Land and Livestock, LLC, in Document No. 2310892 (O.P.R.E.C.T.);

THENCE, with the common line of said H H Land and Livestock tract and said Walton 141.524 acre tract, **S02°15'12"E**, a distance of **25.10** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof, said point being at the north corner of a called 0.7798 acre tract (described as Tract 3) conveyed to Hiram Clay Schoolfield in Volume 2424, Page 1248 (O.P.R.E.C.T.);

THENCE, with the common line of said Schoolfield tract and said Walton 141.524 acre tract, **S18°58'34"E**, a distance of **816.39** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof, said point being at the common south corner of said Schoolfield tract and said H H Land and Livestock tract;

THENCE, with the common line of said H H Land and Livestock tract and said Walton 141.524 acre tract, **S12°44'24"E**, a distance of **19.10** feet to a calculated point (that falls inside a cedar fence post) for an angle point hereof, said point being at the north corner of a called 0.2831 acre tract (described as Tract 2) conveyed to Hiram Clay Schoolfield in Volume 2424, Page 1248 (O.P.R.E.C.T.);

THENCE, with the east line of said Walton 141.524 acre tract, in part with the west line of said Schoolfield Tract 2, and in part with the west line of a called 0.7778 acre tract (described as Tract Two) conveyed to Hiram Clay and Haley Elizabeth Schoolfield in Document No. 2032588 (O.P.R.E.C.T.), **S08°46'42"E**, a distance of **855.86** feet to a 1/2-inch iron rod with illegible cap found for the southeast corner hereof, said point being in the north right-of-way line of Farm To Market Road 1446 (80' right-of-way), and being the southwest corner of a called 3.222 acre tract (described as Tract One) conveyed to Hiram Clay and Haley Elizabeth Schoolfield in Document No. 2032588 (O.P.R.E.C.T.), and being the south corner of said Schoolfield 0.7778 acre tract, and being the southeast corner of said Walton 141.524 acre tract;

THENCE, with the north right-of-way line of said FM 1446 and the south line of said Walton 141.524 acre tract, the following three (3) courses and distances:

- 1) **S84°07'57"W**, a distance of **1056.19** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for a non-tangent point of curvature hereof,
- 2) along the arc of a curve to the left, whose radius is **1949.86** feet, whose arc length is **262.11** feet and whose chord bears **S80°07'00"W**, a distance of **261.91** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for a point of tangency hereof, and

- 3) **S76°15'57"W**, a distance of **16.06** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof, said point being a corner in the north right-of-way line of said FM 1446, and being the southwest corner of said Walton 141.524 acre tract;

THENCE, with the west line of said Walton 141.524 acre tract, in part with the north right-of-way line of said FM 1446, in part with the east line of a called 195.17 acre tract conveyed to Accru Family Limited Partnership, Ltd., in Document No. 1810238 (O.P.R.E.C.T.), and in part with the east line of a called 3.677 acre tract (described as Tract Two) conveyed to Jeffrey Lane and Jeanette Marie Frazier in Volume 2048, Page 1588 (O.P.R.E.C.T.), **N31°29'42"W**, a distance of **3390.11** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof, said point being an angle point in the west line of said Frazier Tract Two, and being a corner in the south line of a called 300.765 acre tract (described as Tract One) conveyed to Jeffrey Lane and Jeanette Marie Frazier in Volume 2048, Page 1588 (O.P.R.E.C.T.);

THENCE, with the common line of said Frazier Tract One and said Walton 141.524 acre tract, **N58°27'20"E**, a distance of **660.47** feet to a 1/2-inch iron rod found for an angle point hereof, said point being at the southwest corner of said Walton 1040.641 acre tract;

THENCE, with the common line of said Frazier Tract One and said Walton 1040.641 acre tract, **N30°52'03"W**, a distance of **2132.75** feet to a 1/2-inch iron rod found for an angle point hereof, said point being at the southeast corner of said Walton 398.282 acre tract;

THENCE, with the common line of said Frazier Tract One and said Walton 398.282 acre tract, **S59°05'08"W**, a distance of **3095.58** feet to a 1/2-inch iron rod found for an angle point hereof, said point being at the northeast corner of said Walton 99.991 acre tract;

THENCE, leaving the common line of said Frazier Tract One and said Walton 398.282 acre tract, over and across said Frazier Tract One, with the east and south lines of said Walton 99.991 acre tract, the following two (2) courses and distances:

- 1) **S30°52'38"E**, a distance of **1419.83** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof, and
- 2) **S59°04'23"W**, a distance of **3067.84** feet to a 1/2-inch iron rod found for the southwest corner hereof, said point being in Lone Elm Road (no right-of-way dedication found), and being in the east line of a called 30.000 acre tract conveyed to Andrew Philip and Portia R. Wood in Volume 2646, Page 993 (O.P.R.T.C.T.), and being the southwest corner of said Walton 99.991 acre tract;

THENCE, along Lone Elm Road, in part with the east line of said Wood 30.00 acre tract, in part with the east line of a called 132.09 acre tract conveyed to Richard E. Wood in Volume 630, Page 1040 (D.R.E.C.T.), in part with the west line of said Walton 99.991 acre tract, and in part with the west line of said Walton 398.282 acre tract, **N30°52'01"W**, a distance of **2347.95** feet to a mag nail with "4Ward Boundary" washer set for an angle point hereof, said point being at the northeast corner of said Wood 132.09 acre tract, and being the southeast corner of a portion of Lone Elm Road dedicated by plat of Lone Elm Addition, recorded in Cabinet J, Slide 529 (P.R.E.C.T.), from which a 1/2-inch iron rod with illegible cap found at the southwest corner of the terminus of Lone Elm Road, and being in the north line of said Woods 132.09 acre tract, and being the southeast corner Lot 13, Block A of said Lone Elm Addition bears, **S57°39'11"W**, a distance of **60.03** feet;

THENCE, with the east right-of-way line of said Lone Elm Road and the west line of said Walton 398.282 acre tract, **N30°37'13"W**, a distance of **1069.49** feet to a mag nail with "4Ward Boundary" washer set for

an angle point hereof, said point being a corner in the east right-of-way line of said Lone Elm Road, and being in the south line of said Walton 182.727 acre tract;

THENCE, with the east and north right-of-way line of said Lone Elm Road and the west line of said Walton 182.727 acre tract, the following eight (8) courses and distances:

- 1) **S59°17'24"W**, a distance of **9.44** feet to a mag nail with "4Ward Boundary" washer set for an angle point hereof,
- 2) **N36°25'33"W**, a distance of **137.69** feet to a mag nail with "4Ward Boundary" washer set for an angle point hereof,
- 3) **N31°48'27"W**, a distance of **526.65** feet to a mag nail with "4Ward Boundary" washer set for an angle point hereof,
- 4) **N36°30'52"W**, a distance of **390.49** feet to a mag nail with "4Ward Boundary" washer set for an angle point hereof,
- 5) **N28°06'50"W**, a distance of **116.45** feet to a mag nail with "4Ward Boundary" washer set for an angle point hereof,
- 6) **N20°10'56"W**, a distance of **238.37** feet to a mag nail with "4Ward Boundary" washer set for a non-tangent point of curvature hereof,
- 7) along the arc of a curve to the left, whose radius is **135.00** feet, whose arc length is **235.09** feet and whose chord bears **N69°39'42"W**, a distance of **206.49** feet to a mag nail with "4Ward Boundary" washer set for a point of tangency hereof, and
- 8) **S60°27'03"W**, a distance of **239.14** feet to a mag nail with "4Ward Boundary" washer set for an angle point hereof, said point being at the northwest terminus of the portion of Lone Elm Road dedicated in said Lone Elm Addition, and being the southeast corner of a called 5.0854 acre tract conveyed to Jerry Allen Bowman, II, in Document No. 1633911 (O.P.R.E.C.T.), from which a 5/8-inch iron rod found in the western terminus of the portion of Lone Elm Road dedicated in said Lone Elm Addition, and being the northeast corner of a Lot 1 of Green Meadows, recorded in Cabinet A, Slide 443 (P.R.E.C.T.) bears, **S38°02'45"E**, a distance of **23.50** feet;

THENCE, with the east line of said Bowman tract, in part with the west line of said Walton 182.727 acre tract, and in part with the west line of said Walton 681.000 acre tract, the following two (2) courses and distances:

- 1) **N38°09'48"W**, a distance of **30.25** feet to a 1/2-inch iron rod found for an angle point hereof, and
- 2) **N31°37'11"W**, a distance of **1519.64** feet to a 1/2-inch iron rod found for an angle point hereof, said point being in the south line of said Walton 151.499 acre tract;

THENCE, with the south line of said Walton 151.499 acre tract, in part with the north lien of said Bowman tract, in part with the north line of a called 25.01 acre tract conveyed to Randy Durret in Volume 804, Page 894 (D.R.E.C.T.), in part with the north line of a called 2 acre tract conveyed to Robin Adams in Document No. 1522248 (O.P.R.E.C.T.), in part with the north line of a called 2 acre tract conveyed to Robin Adams in Document No. 1522248 (O.P.R.E.C.T.), in part with the north line of a called 5.0 acre tract conveyed to Leila A. & Frank D. Boehler in Document No. 2139801 (O.P.R.E.C.T.), and in part with the north line of a called 5.00 acre tract (described as Tract 3-C) conveyed to the Joseph C. & Cynthia A. Murray Revocable Living Trust in Volume 2431, Page 1374 (O.P.R.E.C.T.), **S58°48'23"W**, a distance of **1266.43** feet to a 1.5-inch iron pipe found for an angle point hereof, said point being at the northeast corner of a called 4.986 acre tract conveyed to Robert W. & Roberta J. Shields in Volume 1692, Page 1170 (O.P.R.E.C.T.), and being the southeast corner of a called 23.699 acre tract conveyed to the Gary & Catherine Pohlman

Revocable Living Trust in Volume 2570, Page 766 (O.P.R.E.C.T.), and being the northwest corner of said Murray tract, and being the southwest corner of said Walton 151.499 acre tract;

THENCE, with the west line of said Walton 151.499 acre tract, in part with the east line of said Pohlman tract, in part with the east line of a called 13.191 acre tract conveyed to Richard D. & Jamie N. Huffman in Document No. 1622238 (O.P.R.T.C.T.), in part with the east line of a called 5.48 acre tract conveyed to Sharon Hobbs in Document No. 1521807 (O.P.R.E.C.T.), and in part with the east line of a called 119.3 acre tract conveyed to Pitts Waxahachie Farm, LLC, in Document No. 2241200 (O.P.E.T.C.T.), the following three (3) courses and distances:

- 1) **N31°16'00"W**, a distance of **1466.49** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof, from which a 1/2-inch iron rod found bears, **N43°25'09"E**, a distance of 2.36 feet,
- 2) **N58°19'00"E**, a distance of **672.39** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof, and
- 3) **N31°00'16"W**, a distance of **2104.72** feet to a 1/2-inch iron rod with "Texas Surveying" cap found for an angle point hereof, said point being in the east line of said Pitts Waxahachie Farm tract, and being the southwest corner of a called 1.344 acre tract conveyed to Rodolfo & Crystal Santos, in Document No. 2405568 (O.P.R.E.C.T.);

THENCE, with the common line of said Santos tract and said Walton 151.499 acre tract, the following two (2) courses and distances:

- 1) **N59°45'47"E**, a distance of **246.19** feet to a 1/2-inch iron rod with "Texas Surveying" cap found for an angle point hereof, and
- 2) **N19°07'26"W**, passing at a distance of 216.24 feet, a 1/2-inch iron rod with "Texas Surveying" cap found, and continuing for a total distance of **225.94** feet to a calculated point for an angle point hereof, said point being in the record south right-of-way line of said Lone Elm Road, and being the common north corner of said Santos tract and said Walton 151.499 acre tract;

THENCE, with the record south right-of-way line of said Lone Elm Road and the north line of said Walton 151.499 acre tract, **N58°10'45"E**, a distance of **778.11** feet to a calculated point for an angle point hereof, said point being at the northwest corner of a called 10.338 acre tract conveyed to Tyler Shane Boston in Document No. 2236270 (O.P.R.E.C.T.);

THENCE, leaving the record south right-of-way line of said Lone Elm Road, with the common line of said Boston tract and said Walton 151.499 acre tract, the following two (2) courses and distances:

- 1) **S23°02'00"E**, passing at a distance of 30.21 feet, a 1/2-inch iron rod with "4466" cap found, and continuing for a total distance of **1040.16** feet to a 1/2-inch iron rod with "4466" cap found for an angle point hereof, and
- 2) **S32°49'28"E**, a distance of **600.03** feet to a 1/2-inch iron rod with illegible cap found for an angle point hereof;

THENCE, with the north line of said Walton 151.499 acre tract, in part with the south line of said Boston tract, in part with the south line of a called 10.339 acre tract conveyed Dawn Knox in Volume 2791, Page 1504 (O.P.R.E.C.T.), and in part with the south line of a called 11.17 acre tract conveyed to Jeffery S. & Marci L. Coker in Document No. 1617992 (O.P.R.T.C.T.), **N60°11'34"E**, a distance of **947.57** feet to a 1/2-inch iron rod with illegible cap found for an angle point hereof, said point being in the west line of said Walton 681.000 acre tract, and being the southeast corner of said Coker tract;

THENCE, with the common line of said Coker tract and said Walton 681.000 acre tract, **N31°20'06"W**, a distance of **1060.01** feet to a 1/2-inch iron rod with illegible cap found for an angle point hereof, said point being at the southwest corner of a called 10.059 acre tract conveyed to Jose Felipe & Maria Del Carmen Martinez in Document No. 1630566 (O.P.R.E.C.T.);

THENCE, with the north line of said Walton 681.000 acre tract, in part with the south line of said Martinez tract, in part with the south line of a called 10.059 acre tract conveyed to the Joe & Barbara Bourland in Volume 2559, Page 2122 (O.P.R.E.C.T.), in part with the south line of the remainder of a called 20.586 acre tract conveyed to David K. Justus in Document No. 1601589 (O.P.R.E.C.T.), and in part with the south line of a called 10.01 acre tract conveyed to James Coy Roden, III, et ux, in Document No. 1824450 (O.P.R.E.C.T.), the following two courses and distances:

- 1) **N58°36'32"E**, a distance of **1893.07** feet to a calculated point for an angle point hereof, and
- 2) **N31°38'43"W**, a distance of **11.05** feet to a calculated point for an angle point hereof, said point being in the east line of said Roden tract, and being the southwest corner of a called 8 acre tract conveyed to Iglesia Vaquera in Volume 2504, Page 889 (O.P.R.E.C.T.);

THENCE, with the common line said Vaquera tract and said Walton 681.000 acre tract, **N58°36'28"E**, a distance of **289.71** feet to a 1/2-inch iron rod found for an angle point hereof, said point being at the southwest corner of the remainder of a called 26.34 acre tract conveyed to Nelson C. Ridgeway in Volume 1118, Page 464 (D.R.E.C.T.);

THENCE, with the common line of said Ridgeway tract and said Walton 681.000 acre tract, **N58°42'03"E**, a distance of **600.93** feet to a 1/2-inch iron rod found for an angle point hereof, said point being at the southwest corner of a called 10.168 acre tract (described as Tract 1) conveyed to Rapeet Unarut in Volume 2517, Page 1086 (O.P.R.T.C.T.);

THENCE, with the common line of said Unarut Tract 1 and said Walton 681.000 acre tract, **N58°37'19"E**, a distance of **439.53** feet to a 1/2-inch iron rod found for an angle point hereof, said point being at the southwest corner of a called 3.0 acre tract (described as Tract 2) conveyed to Rapeet Unarut in Volume 2517, Page 1086 (O.P.R.T.C.T.);

THENCE, with the common line of said Unarut Tract 2 and said Walton 681.000 acre tract, **N58°37'55"E**, a distance of **372.91** feet to a 1/2-inch iron rod found for an angle point hereof;

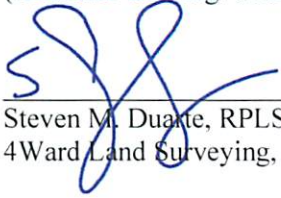
THENCE, with the north line of said Walton 681.000 acre tract, in part with the east line of said Unarut Tract 2, in part with the east line of Memory Lane (a private road), in part with the east line of a called 1.12 acre tract conveyed to Thomas and Aashley Fabby in Document No. 2322724 (O.P.R.E.C.T.), in part with the east line of the remainder of said Morrow tract, and in part with the east line of a called 1.119 acre tract conveyed to Thomas Fabby in Volume 2146, Page 869 (O.P.R.E.C.T.), **N31°19'00"W**, a distance of **898.70** feet to a 1/2-inch iron rod found for an angle point hereof, said point being in the east line of said 1.119 Fabby tract, and being the southwest corner of said Knight tract;

THENCE, with the common line of said Knight tract and said Walton 681.000 acre tract, the following two (2) courses and distances:

1. **N76°28'22"E**, a distance of **416.20** feet to a 1/2-inch iron rod found for an angle point hereof, and
2. **N22°05'46"W**, a distance of **225.51** feet to the **POINT OF BEGINNING** and containing 3,169.5531 Acres (138,065,732 Sq. Ft.) of land more or less.

NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, North Central Zone (4202); all distances were adjusted to surface using a combined scale factor of 1.000095939448. See attached sketch (reference drawing: 01893-rev2.dwg)



3/21/25

Steven M. Duarte, RPLS #5940
4Ward Land Surveying, LLC

