

JDS SURVEYING, INC.

**T.B.P.E.L.S. Firm Registration No. 10194118
373 W. MAIN - VAN, TX 75790 – Phone: (903) 963-2333**

11.34 ACRES

All that certain lot, tract or parcel of land located within the J. Gregg Survey, Abstract No. 171 of Kaufman County, Texas, being a portion of a called 20.7502 acre tract as described in a deed to SKW Holdings, Ltd., dated June 9, 2005 and recorded in Volume 2661, page 294 of the Deed Records of Kaufman County, Texas, and being all of a called 2.39 acre tract as described in a deed to SKW Holding, Ltd., dated June 29, 2022 and recorded in Instrument No. 2022-0025078 of the Official Public Records of Kaufman County, Texas and this 11.34 acre tract being more fully described as follows:

BEGINNING at a 1/2-Inch Iron Rod Found with Green Plastic Cap in the North Right-of-Way (R.O.W.) line of F.M. Road 688 (200-foot R.O.W.), being the Southeast corner of Lot 1, Block A, Caliber Addition, as recorded in Cabinet 3, Sheet 634 of the Plat Records of Kaufman County, Texas, and being in the South line of said 20.7502 acre tract, from which a 1/2-Inch Iron Rod Found with Green Plastic Cap in said North R.O.W. , being the Southwest corner of said Lot 1, and being in the East R.O.W. line of Regal Drive (60-foot R.O.W.), bears North 87 deg. 06 min. 22 sec. West, a distance of 233.86 feet;

THENCE North 43 deg. 43 min. 49 sec. East, a distance of 488.14 feet to a 1/2-Inch Iron Rod Found with Orange Plastic Cap being the Northeast corner of a called 1.5000 acre tract as described in a deed to Pingree 2000 Real Estate Holdings, LLC, dated August 21, 2024 and recorded in Instrument No. 2024-0026040 of the Official Public Records of Kaufman County, Texas;

THENCE North 46 deg. 10 min. 04 sec. West, a distance of 269.60 feet to a 1/2-Inch Iron Rod Set with Blue Plastic Cap Stamped “JDS 10194118” being the Northwest corner of said 1.5000 acre tract and being in said East R.O.W. of Regal Drive;

THENCE with said East R.O.W. of Regal Drive, North 43 deg. 52 min. 22 sec. East, a distance of 397.98 feet to a 5/8-Inch Iron Rod Found with Yellow Plastic Cap being the beginning of a curve to the right having a central angle of 14 deg. 23 min. 31 sec., a radius of 345.00 feet, a chord bearing and length of North 51 deg. 22 min. 53 sec. East, 86.43 feet;

THENCE with said curve to the right, an arc length of 86.66 feet to a 1/2-Inch Iron Rod Found being in said East R.O.W. of Regal Drive and being the Western-most corner of Lot 1, Block A, City Plaza Phase III, as recorded in Cabinet 3, Sheet 779 of the Plat Records of Kaufman County, Texas;

THENCE South 53 deg. 28 min. 44 sec. East, a distance of 467.53 feet to a 5/8-Inch Iron Rod Found with Red Plastic Cap being the Southern-most corner of Lot 2R, Block A, City Plaza Phase III, as recorded in Instrument No. 2025-0029069 of the Official Public Records of Kaufman County, Texas;

THENCE with the Southeast line of said Lot 2R the following four (4) courses and distances:

1. North 41 deg. 13 min. 30 sec. East, a distance of 66.05 feet to a 1/2-Inch Iron Rod Found with Pink Plastic Cap,
2. North 57 deg. 31 min. 34 sec. East, a distance of 104.16 feet to a 1/2-Inch Iron Rod Found with Pink Plastic Cap,
3. South 82 deg. 41 min. 11 sec. East, a distance of 81.20 feet to a 1/2-Inch Iron Rod Found with Pink Plastic Cap, and

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4. North 47 deg. 31 min. 16 sec. East, a distance of 84.04 feet to a 1/2-Inch Iron Rod Found with Pink Plastic Cap being the Eastern-most corner of said Lot 2R and being in the South R.O.W. line of U.S. Highway 80 (variable width R.O.W.);

THENCE with said South R.O.W. line , South 05 deg. 50 min. 35 sec. East, a distance of 42.39 feet to a 1/2-Inch Iron Rod Found,

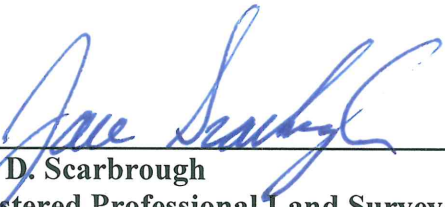
THENCE with said South R.O.W., South 59 deg. 30 min. 13 sec. East, a distance of 22.64 feet to a 1/2-Inch Iron Rod Found, being the Northern-most corner of Lot 1, Block A, Christian Brothers Addition, as recorded in Cabinet 3, Sheet 381 of the Plat Records of Kaufman County, Texas;

THENCE South 41 deg. 21 min. 14 sec. West, a distance of 965.82 feet to a 1/2-Inch Iron Rod Found being in said North R.O.W. line of F.M. Road 688, and being the Southwest corner of Lot 3, Block 1, Forney Medical Plaza Addition, as recorded in Instrument No. 2024-0017159 of the Official Public Records of Kaufman County, Texas;

THENCE with said North R.O.W. line, South 88 deg. 58 min. 58 sec. West, a distance of 22.93 feet to a 1/2-Inch Iron Rod Found;

THENCE with said North R.O.W. line, North 87 deg. 07 min. 56 sec. West, a distance of 499.36 feet to the POINT OF BEGINNING AND CONTAINING 11.34 ACRES OF LAND. See Map No. 5132_BNDY prepared in conjunction with these field notes. The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment. (TX North Central Zone - NAD 83). I, Jace D. Scarbrough, do hereby state that the field notes hereon were prepared from a survey made on the ground under my supervision during the month of February 2026.

GIVEN UNDER MY HAND & SEAL, this the 5th day of February 2026.


Jace D. Scarbrough
Registered Professional Land Surveyor
State of Texas No. 6289



