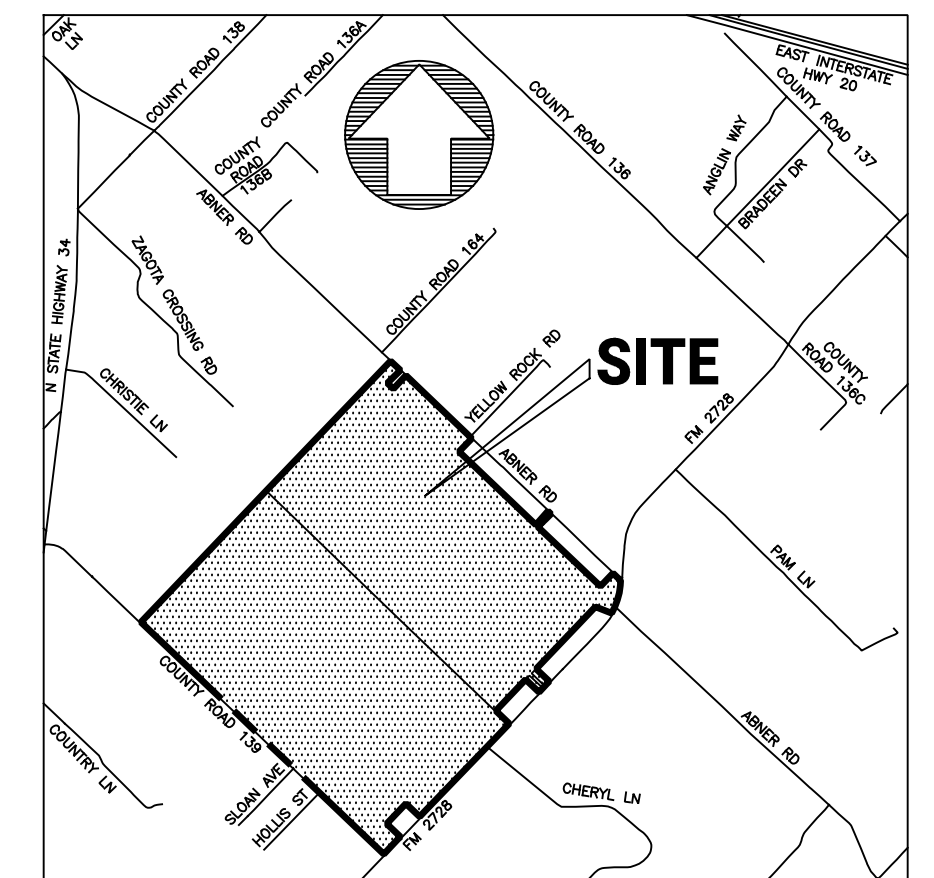


LEGEND	
R.O.W.	RIGHT-OF-WAY
ESMT	EASEMENT
RP	RADIUS POINT
S&E	SAVE AND EXCEPT
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
DRKCT	DEED RECORDS OF KAUFMAN COUNTY, TEXAS
PRKCT	PLAT RECORDS OF KAUFMAN COUNTY, TEXAS
CIRS	5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED 'BCG 10194538' SET
CAB./SL	CABINET/SLIDE
VOL./PG.	VOLUME/PAGE
INST.	INSTRUMENT
CLF	CHAIN LINK FENCE
P.L.	PROPERTY LINE

SYMBOL LEGEND	
	CABLE FENCE
	FENCE
	CONCRETE PAVEMENT
	GRAVEL
	ASPHALT PAVEMENT
	POWER POLE (PP)
	GUY WIRE (ANCHOR)
	LIGHT POLE
	STREET MARK CHANGE
	SUBDIVISION BLOCK
	BURIED WATER MARKER (UWM)
	BURIED CABLE MARKER (UCM)
	BURIED GAS MARKER (UGM)
	BURIED ELECTRIC MARKER (UEM)
	BURIED TELEPHONE MARKER (UTM)
	COMMUNICATIONS MANHOLE
	ELECTRIC MANHOLE
	GAS MANHOLE
	STORM SEWER MANHOLE (SSMH)
	SANITARY SEWER MANHOLE (SSM)
	TELEPHONE MANHOLE (TMH)
	WATER MANHOLE
	CLEAN OUT (CO)
	OVERHEAD POWER LINE
	GAS VALVE
	WATER VALVE (WV)
	AIR RELEASE VALVE
	WATER METER (WM)
	GAS METER (GM)
	FIRE HYDRANT (FH)
	SIGN
	TELEPHONE PEDESTAL (TFED)
	TRAFFIC SIGNAL CONTROL BOX
	ELECTRIC METER (EM)
	AIR CONDITIONER PAD (AC)
	MAILBOX (MB)
	ELECTRIC BOX (EB)



**VICINITY MAP**  
(NOT TO SCALE)

## BOUNDARY SURVEY

1139.096 ACRE TRACT  
SITUATED IN THE  
PHILLIP WALKER SURVEY, ABSTRACT NO. 569  
KAUFMAN COUNTY, TEXAS



TBPLS FIRM REG. NO. 10194538  
TBPE FIRM REG. NO. 20683  
801 EAST CAMPBELL ROAD, STE. 650  
RICHARDSON, TEXAS 75081  
TELEPHONE - (214)-484-7055  
PROJECT NO. 2021-002-00  
DATE August 2021

REVISED APRIL 14, 2022 ~ PREAMBLE "FUTURE 60' STREET" REFERENCE  
REVISED APRIL 6, 2022 ~ REFERENCE NEW TITLE COMMITMENT, REVISE LEGAL DESCRIPTION PREAMBLE & ADD ENTITY NAMES TO CERTIFICATION  
SURVEYED ON THE GROUND DURING JUNE-AUGUST 2021

## LEGAL DESCRIPTION

BEING that certain tract of land out of the Phillip Walker Survey, Abstract No. 569, in Kaufman County, Texas, and being all of that certain called 519.200 acre tract of land described as Tract I in deed to MM Kaufman 1132, LLC recorded in Volume 7041, Page 488 (Instrument No. 2021-0023114), of the Deed Records of Kaufman County, Texas (DRKCT), said Tract I including all of a called 60' Future Street set forth in a Replat of Lago Vista Estates Phase 1, an addition in the County of Kaufman, Texas recorded in Cabinet 2, Slide 536, of the Plat Records of Kaufman County, Texas (PRKCT); all of Lot 115, of Lago Vista Estates Phase 1 Addition, an addition in the County of Kaufman, Texas recorded in Cabinet 2, Slide 513, PRKCT, and described as Tract II in said deed recorded in Volume 7041, Page 488, DRKCT; all of Lot 157R, and Lot 158R, of said Replat of Lago Vista Estates Phase 1, as recorded in Cabinet 2, Slide 536, PRKCT, and described as Tract III in said deed recorded in Volume 7041, Page 488, DRKCT; all of that certain called 599.791 acre tract of land described as Tract IV (Save and Except a called 260.00 acre tract of land) in said deed recorded in Volume 7041, Page 488, DRKCT; all of that certain called 260.00 acre tract of land described in deed to MM Kaufman 1132, LLC recorded in Volume 7042, Page 111 (Instrument No. 2021-0023143), DRKCT; all of Lots 102-114, of said Lago Vista Estates Phase 1 Addition recorded in Cabinet 2, Slide 513, PRKCT, and described as Tract 1 in deed to MM Kaufman 1132, LLC recorded in Volume 7117, Page 22, (Instrument No. 2021-0029452), DRKCT; and all of Lots 166, and 167, of Lago Vista Estates Phase 3 Addition, an addition in the County of Kaufman, Texas recorded in Cabinet 2, Slide 722, PRKCT, and described as Tract 2 in said deed to MM Kaufman 1132, LLC recorded in Volume 7117, Page 22, DRKCT, and being more particularly described as follows:

BEGINNING at a 3/8-iron rod found at the east corner of Lot 143, of Lago Vista Estates Phase 2 Addition, an addition in the County of Kaufman, Texas recorded in Cabinet 2, Slide 556, PRKCT, said iron rod also being located on the southwest right-of-way line of Abner Road (called 60' right-of-way according to said Lago Vista Estates Phase 1 Addition, and Lago Vista Estates Phase 2 Addition Final Plats), and being a north corner of said Tract I (called 519.200 acre tract);

THENCE South 46°20'51" East, with said southwest right-of-way line of Abner Road, a distance of 222.57 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" set for corner at the intersection of said southwest right-of-way line of Abner Road, and the northwest right-of-way line of Farm-to-Market Road No. 2728 (FM 2728 - called 100' right-of-way according to said Lago Vista Estates Phase 2 Addition Final Plat, and said Replat of Lago Vista Estates Phase 1 recorded in Cabinet 2, Slide 536, PRKCT);

THENCE South 04°38'14" West, with said northwest right-of-way line of FM 2728, a distance of 103.20 feet to a concrete monument (broken) found for corner at the beginning of a non-tangent curve to the right;

Southwesterly, continuing with said northwest right-of-way line of FM 2728, and with said curve which has a central angle of 25°13'39", a radius of 1382.14 feet, a chord which bears South 17°15'03" West, a chord distance of 603.66 feet, and an arc distance of 608.56 feet to the end of said curve, a 1/2-inch iron rod with cap stamped "Lane" found for corner at the northeast corner of Lot 145 of said Lago Vista Estates Phase 1;

THENCE North 68°09'35" West, with the north line of said Lot 145, a distance of 366.09 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" set for corner;

THENCE South 43°43'53" West, with the northwest line of said Lago Vista Estates Phase 1 Addition, and said Lago Vista Estates Phase 2 Addition, a distance of 1787.26 feet to a 1/2-inch iron rod with cap stamped "Lane" found for corner at the north corner of said Lot 157R, and the west corner of Lot 156, of said Lago Vista Estates Phase 1 Addition;

THENCE South 46°18'25" East, with the northeast line of said Lot 157R, and the southwest line of said Lot 156, a distance of 380.15 feet to a 1/2-inch rod with spinner found for corner at the east corner of Lot 157R, and the south corner of Lot 156, and being located on said northwest right-of-way line of FM 2728;

THENCE South 44°08'11" West, with said southwest right-of-way line of FM 2728, a distance of 82.48 feet to a 1/2-inch rod found for corner;

THENCE South 43°32'05" West, continuing with the northwest right-of-way line of FM 2728, a distance of 227.92 feet to a 1/2-inch iron rod found for corner at the south corner of said Lot 158R, and the east corner of Lot 159R, platted according to said Replat of Lago Vista Estates Phase 1 Addition, recorded in Cabinet 2, Slide 536, PRKCT;

THENCE North 46°14'40" West, with the southwest line of Lot 158R, and the northeast line of said Lot 159R, a distance of 380.71 feet to a 1/2-inch iron rod with cap stamped "CBG" found for corner at the west corner of Lot 158R, and the north corner of Lot 159R;

THENCE South 43°43'18" West, with the northwest line of said Lago Vista Estates Phase 1 Addition, a distance of 899.99 feet to a 1/2-inch iron rod found for corner at the west corner of Lot 164R, platted according to a Replat of Part of Lago Vista Estates Phase 1 Addition, an addition in the County of Kaufman, Texas recorded in Cabinet 2, Slide 553, PRKCT, said iron rod also being the south corner of said Tract I (called 519.200 acre tract);

THENCE South 46°20'24" East, with the southwest line of said Lot 164R and the northeast line of said Tract IV (called 599.791 acre tract), a distance of 383.73 feet to a 1/2-inch iron rod with cap stamped "Lane" found for corner at the south corner of Lot 164R, and being located on said northwest right-of-way line of FM 2728;

THENCE South 43°31'53" West, with the northwest right-of-way line of FM 2728, a distance of 425.62 feet to a concrete monument (leaning) found for corner;

THENCE South 43°53'20" West, continuing with the northwest right-of-way line of FM 2728, a distance of 2113.60 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" set for corner, from which a concrete monument found bears South 52°15'08" East, a distance of 0.63 feet;

THENCE South 43°54'15" West, continuing with the northwest right-of-way line of FM 2728, a distance of 151.87 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" set for corner, said iron rod being the east corner of that certain tract of land described in deed to Joy D. Crow recorded in Volume 3421, Page 587, DRKCT;

THENCE North 46°05'59" West, departing the northwest right-of-way line of FM 2728, and with the northeast line of said Joy D. Crow tract, a distance of 393.80 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" set for corner;

THENCE South 43°54'15" West, a distance of 575.00 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" set for corner at the west corner of that certain tract of land described in deed to Lisa Pray recorded in Volume 3402, page 144, DRKCT;

THENCE South 46°05'59" East, with the southwest line of said Lisa Pray tract, a distance of 393.80 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" set for corner at the south corner of said Lisa Pray tract, and being located on said northwest right-of-way line of FM 2728;

THENCE South 43°43'25" West, with the northwest right-of-way line of FM 2728, a distance of 72.45 feet to a concrete monument found for corner;

THENCE South 44°01'24" West, continuing with the northwest right-of-way line of FM 2728, a distance of 426.88 feet to a nail in asphalt set for corner at the south corner of said Tract IV (called 599.791 acre tract), and being located in the approximate centerline of County Road No. 139 (partially dedicated public road), from which a 3/8-inch iron rod found bears South 44°01'24" West, a distance of 33.38 feet;

THENCE North 46°18'07" West, with said approximate centerline of County Road No. 139, and the southwest line of said Tract IV (called 599.791 acre tract), a distance of 6987.89 feet to a nail in asphalt set for corner at the west corner of said Tract IV;

THENCE North 43°43'19" East, with the northwest line of said Tract IV, passing at a distance of 15.79 feet a 1-inch pipe found at the called south corner of that certain tract of land described as Tract Six in deed to Robert H. Allen and Annie R. Allen, recorded in Volume 1010, Page 300, DRKCT, passing at a distance of 224.97 feet a 1/2-inch capped iron rod found at the east corner of that certain tract of land described in deed to North Kaufman Water Supply Corporation recorded in Volume 2223, Page 556, DRKCT, continuing in all, a total distance of 3762.69 feet to a 1/2-inch iron rod found for corner at the north corner of said Tract IV (called 599.791 acre tract), and the west corner of said Tract I (called 519.200 acre tract);

THENCE North 43°43'45" East, with the northwest line of said Tract I (called 519.200 acre tract), passing at a distance of 88.84 feet a 5/8-inch iron rod found at the east corner of said Tract Six in deed to Robert H. Allen and Annie R. Allen, continuing with the northwest line of Tract I, and the northwest line of said Lot 167, Lago Vista Estates Phase 3 Addition, passing at a distance of 3749.36 feet a 1-inch iron pipe found, continuing with said northwest line of Lot 167, in all, a total distance of 3754.69 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" set for corner at the north corner of Lot 167, said iron rod also being located on said southwest right-of-way line of Abner Road;

THENCE South 46°19'15" East, with said southwest right-of-way line of Abner Road, a distance of 287.01 feet to a point for corner located in the approximate center of a drainage ditch at the east corner of said Lot 166, Lago Vista Estates Phase 3 Addition, and the north corner of Lot 101, of said Lago Vista Estates Phase 2 Addition recorded in Cabinet 2, Slide 556, PRKCT;

THENCE South 46°32'54" West, departing the southwest right-of-way line of Abner Road, and with the southeast line of said Lot 166, and the northwest line of said Lot 101, and generally with said approximate center of ditch, a distance of 380.49 feet to a point for corner located in said approximate center of ditch, and being the west corner of Lot 101;

THENCE South 46°19'21" East, with the southwest line of Lot 101, a distance of 174.25 feet to a 1/2-inch iron rod with cap stamped "Lane" found for corner at the south corner of Lot 101, and the west corner of said Lot 102, Lago Vista Estates Phase 1 Addition recorded in Cabinet 2, Slide 513, PRKCT;

THENCE North 43°43'30" East, with the southeast line of Lot 101, and the northwest line of said Lot 102, a distance of 380.00 feet to a 1/2-inch iron rod with cap stamped "Lane" found for corner at the east corner of Lot 101, and the north corner of Lot 102, said iron rod also being located on said southwest right-of-way line of Abner Road;

THENCE South 46°19'15" East, with said southwest right-of-way line of Abner Road, a distance of 1889.87 feet to a 1/2-inch iron rod with cap stamped "Lane" found for corner at the north corner of Lot 116, Lago Vista Estates Phase 1 Addition;

THENCE South 43°41'13" West, departing the southwest right-of-way line of Abner Road, and with the northwest line of said Lot 116, a distance of 379.96 feet to a 1/2-inch iron rod with cap stamped "Lane" found for corner at the west corner of Lot 116;

THENCE South 46°19'01" East, with the northeast line of said Tract I (called 519.200 acre tract), and the southwest line of said Lago Vista Estates Phase 1 Addition, and said Lago Vista Estates Phase 2 Addition, a distance of 2205.93 feet to a 1/2-inch iron rod found for corner at the south corner of Lot 131, Lago Vista Estates Phase 1 Addition;

(CONTINUED)

## (CONTINUED)

THENCE with the southeast line of said Lot 131, the following courses:

North 43°44'38" East, a distance of 79.99 feet to a 3/8-inch iron rod found for corner;

North 39°46'46" East, a distance of 150.35 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" set for corner;

And North 43°44'50" East, a distance of 149.97 feet to a 3/8-inch capped iron rod found for corner located at the east corner of Lot 131, also being located on said southwest right-of-way line of Abner Road;

THENCE South 46°20'35" East, with the southwest right-of-way line of Abner Road, a distance of 79.92 feet to a 3/8-inch capped iron rod found for corner at the north corner of Lot 132, Lago Vista Estates Phase 1 Addition;

THENCE with the northwest line of said Lot 132, the following courses:

South 43°42'49" West, a distance of 150.12 feet to a 3/8-inch capped iron rod found for corner;

South 47°27'24" West, a distance of 150.19 feet to a 3/8-inch capped iron rod found for corner;

And South 43°55'39" West, a distance of 80.01 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" set for corner;

THENCE South 46°19'01" East, with the northeast line of said Tract I (called 519.200 acre tract), the southwest line of said Lago Vista Estates Phase 1 Addition, and the southwest line of said Lago Vista Estates Phase 2 Addition, a distance of 1798.38 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" set for corner at the south corner of said Lot 143, Lago Vista Estates Phase 2;

THENCE North 43°44'33" East, with the southeast line of Lot 143, a distance of 379.86 feet to the POINT OF BEGINNING, containing an area of 1139.096 acres of land.

## NOTES:

The bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983 - NAD 83 (CORS Texas North Central Zone No. 4202). All distances are surface distances with a surface to grid scale factor of 0.99988596.

Title Commitment referenced for this survey provided by Silver Star Title LLC dba Sendera Title, as underwritten by Fidelity National Title Insurance Company - G.F. No. 2105979-FSCA, Effective Date March 2, 2022, Issue Date March 7, 2022 (no additional easement research was performed). Instruments referenced in Schedule B of this Commitment as they relate to this survey are addressed as follows:

Schedule B, Item 1. ~ Subject Property is part of platted property recorded in Cabinet 2, Slide 513, Plat Records of Kaufman County, Texas (PRKCT); part of platted property recorded in Cabinet 2, Slide 536, PRKCT; and part of platted property recorded in Cabinet 2, Slide 722, PRKCT; Subject Property is affected by Declaration of Covenants, Conditions, and Restrictions - Lago Vista Estates, Phase I recorded in Volume 2238, Page 170, DRKCT; Declaration of Covenants, Conditions, and Restrictions - Lago Vista Estates, Phase II, and Replats of Phase I recorded in Volume 2362, Page 158 (Table of Contents on Page 156), DRKCT; Amendments recorded in Volume 2763, Page 278, DRKCT; Amendments recorded in Volume 3034, Page 582, DRKCT; and Amendments recorded in Volume 4762, Page 317, DRKCT.

Schedule B, Item 10e. ~ The following easements and building lines as shown on Plat recorded in Cabinet 2, Slide 513, Plat Records, Kaufman County, Texas (PRKCT), are located on Subject Property, and are shown plotted hereon:

50' Building Line along the front northeast property lines;  
15' Utility Easement along the front northeast property lines.

Schedule B, Item 10f. ~ The following easements and building lines as shown on Plat recorded in Cabinet 2, Envelope 536, PRKCT, are located on Subject Property, and are shown plotted hereon:

15' Building Line along the southwest property line of Lot 157R;  
15' Building Line along the northeast property line of Lot 158R;  
15' Utility Easement along the southeast property line of Lots 157R and 158R.  
Called Future Street located between Lots 157R, and 158R.

Schedule B, Item 10g. ~ The following easements and building lines as shown on Plat recorded in Cabinet 2, Envelope 772, PRKCT, are located on Subject Property, and are shown plotted hereon:

50' Building Line along the northeast property line of Lots 166 and 167;  
15' Utility Easement along the northeast property line of Lots 166 and 167;  
37.5' Drainage Easement along the southeast property line of Lot 166.

Schedule B, Item 10h. ~ Subject Property is affected by Declaration of Covenants, Conditions, and Restrictions - Lago Vista Estates, Phase I recorded in Volume 2238, Page 170, DRKCT;

Schedule B, Item 10i. ~ Area set forth (blanket description) in Kaufman County Electric Cooperative, Inc. Easement recorded in Volume 265, Page 34, DRKCT, is located on subject property.

Schedule B, Item 10j. ~ Area set forth (blanket description) in Kaufman County Electric Cooperative, Inc. Easement recorded in Volume 265, Page 35, DRKCT, is located on subject property.

Schedule B, Item 10k. ~ Area set forth (blanket description) in Kaufman-Van Zandt Soil Conservation District Easement (Soil Conservation Site No. 57) recorded in Volume 438, Page 35, DRKCT, as affected by Exhibit recorded in Volume 438, Page 379, DRKCT, is located on subject property. Approximate area as shown on Exhibit is shown plotted hereon.

Schedule B, Item 10l. ~ Area set forth (blanket description) in Kaufman-Van Zandt Soil and Water Conservation District Easement recorded in Volume 489, Page 143, DRKCT, is located on subject property.

Schedule B, Item 10m. ~ Area set forth (blanket description) in Kaufman County Electric Cooperative, Inc. Easement recorded in Volume 548, Page 706, DRKCT, is located on subject property.

Schedule B, Item 10n. ~ College Mound Water Supply Corporation Easement recorded in Volume 622, Page 77, DRKCT, is located on subject property (unable to locate due to ambiguous blanket description - called to be limited to a strip of land not to exceed 15' in width, the center line thereof being the pipe line as installed). Note: There is evidence of an underground water line located on subject property along the northwest line of Farm-to-Market Road No. 2728, and along the northeast line of County Road No. 139.

Schedule B, Item 10o. ~ Subject property is part of referenced property (blanket description) set forth in Judgement (Cause No. 27057) to Gulf States-United Telephone Company recorded in Volume 45, Page 467, DRKCT.

Schedule B, Item 10p. ~ Area set forth (blanket description) in Kaufman-Van Zandt Soil and Water Conservation District Easement recorded in Volume 628, Page 297, DRKCT, is located on subject property.

Schedule B, Item 10q. ~ College Mound Water Supply Corporation Easement recorded in Volume 737, Page 144, DRKCT, is located on subject property (unable to locate due to ambiguous blanket description - called to be limited to a strip of land not to exceed 15' in width, the center line thereof being the pipe line as installed). Note: There is evidence of an underground water line located on subject property along the northwest line of Farm-to-Market Road No. 2728, and along the northeast line of County Road No. 139.

Schedule B, Item 10r. ~ College Mound Water Supply Corporation Easement recorded in Volume 737, Page 145, DRKCT, is located on subject property (unable to locate due to ambiguous blanket description - called to be limited to a strip of land not to exceed 15' in width, the center line thereof being the pipe line as installed). Note: There is evidence of an underground water line located on subject property along the northwest line of Farm-to-Market Road No. 2728, and along the northeast line of County Road No. 139.

Schedule B, Item 10s. ~ College Mound Water Supply Corporation Easement recorded in Volume 756, Page 262, DRKCT, is located on subject property (unable to locate due to ambiguous blanket description - called to be limited to a strip of land not to exceed 15' in width, the center line thereof being the pipe line as installed). Note: There is evidence of an underground water line located on subject property along the northwest line of Farm-to-Market Road No. 2728, and along the northeast line of County Road No. 139.

Schedule B, Item 10t. ~ State of Texas (Drainage) Easement for Highway Purposes recorded in Volume 497, Page 580, DRKCT, is located on subject property, and is shown plotted hereon (approximate location).

Schedule B, Item 10u. ~ Property set forth in Special Warranty Deed recorded in Volume 3196, Page 629, DRKCT, is part of subject property.

Schedule B, Item 10v. ~ College Mound Water Supply Corporation Easement recorded in Volume 1983, Page 358, DRKCT, is located on subject property (unable to locate due to ambiguous blanket description - called to be limited to a strip of land not to exceed 15' in width, the center line thereof being the pipe line as installed). Note: There is evidence of an underground water line located on subject property along the northwest line of Farm-to-Market Road No. 2728, and along the northeast line of County Road No. 139.

(CONTINUED)

## (CONTINUED)

Schedule B, Item 10w. ~ North Kaufman WSC Easement recorded in Volume 2245, Page 517, DRKCT, is located on subject property (unable to locate due to ambiguous blanket description - called to be limited to a strip of land not to exceed 15' in width, the center line thereof being the pipe line as installed). Note: There is evidence of an underground water line located on subject property along the northwest line of Farm-to-Market Road No. 2728, and along the northeast line of County Road No. 139.

Schedule B, Item 10x. ~ Area set forth (blanket description) in Deed recorded in Volume 413, Page 441, DRKCT, is located on subject property.

Schedule B, Item 10y. ~ Area set forth (blanket description) in General Warranty Deed recorded in Volume 807, Page 496, DRKCT, is located on subject property.

Schedule B, Item 10z. ~ Area set forth (blanket description) in Deed recorded in Volume 183, Page 566, DRKCT, is partially located on subject property.

Schedule B, Item 10aa. ~ Area set forth (blanket description) in General Warranty Deed recorded in Volume 807, Page 503, DRKCT, is located on subject property.

Schedule B, Item 10bb. ~ Area set forth (blanket description) in Special Warranty Deed recorded in Volume 3197, Page 1, DRKCT, is located on subject property.

Schedule B, Item 10cc. ~ Area set forth (blanket description) in Waiver of Surface Rights recorded in Volume 7041, Page 497, DRKCT, is located on subject property.

Schedule B, Item 10dd. ~ Area set forth (blanket description) in Waiver of Surface Rights recorded in Volume 7042, Page 117, DRKCT, is located on subject property.

Plat and deed calls shown recited hereon are referenced to previously filed recorded plats and deeds for subject and adjoining properties.

\* Subject property is located within Zone A, defined as "No Base Flood Elevations determined", and Zone X (unshaded), defined as "Areas determined to be outside the 0.2% annual chance floodplain", according to Federal Emergency Management Agency Flood Insurance Rate Maps for Kaufman County, Texas and Incorporated Areas - Map Number 4825/C02000, and Map Number 4825/C0225D, Effective Date July 3, 2012. Floodplain lines shown hereon are graphically (approximately) plotted according to these maps.

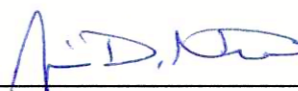
## SURVEYOR'S CERTIFICATE

To: VSS Realty, LLC, a Texas limited liability company,  
Fidelity National Title Insurance Company, and  
Silver Star Title, LLC dba Sendera Title

I, Jimmie D. Nichols, Registered Professional Land Surveyor, do hereby certify that I have made a careful and accurate survey of the above described property and that the plat shown hereon is a substantially true, correct and accurate representation of the property determined by survey. This survey substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

FOR BARRAZA CONSULTING GROUP, LLC

August 9, 2021 (as revised April 6, 2022)

  
Jimmie D. Nichols, RPLS No. 5184

**BOUNDARY SURVEY**

1139.096 ACRE TRACT

SITUATED IN THE  
PHILLIP WALKER SURVEY, ABSTRACT NO. 569  
KAUFMAN COUNTY, TEXAS

TBPLS FIRM REG. NO. 10194538  
TBPE FIRM REG. NO. 206683  
801 EAST CAMPBELL ROAD, STE. 650  
RICHARDSON, TEXAS 75081  
TELEPHONE - (214)-484-7055  
PROJECT NO. 2021-002-00  
DATE August 2021

REVISED APRIL 14, 2022 ~ PREAMBLE 'FUTURE 60' STREET' REFERENCE

REVISED APRIL 6, 2022 ~ REFERENCE NEW TITLE COMMITMENT, REVISE LEGAL  
DESCRIPTION PREAMBLE & ADD ENTITY NAMES TO CERTIFICATION

SURVEYED ON THE GROUND DURING JUNE-AUGUST 2021

PAGE 2 OF 2