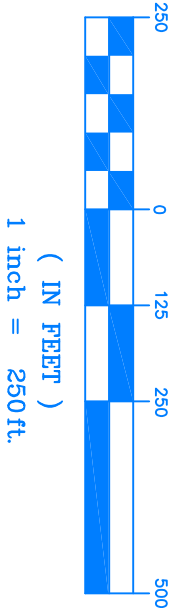


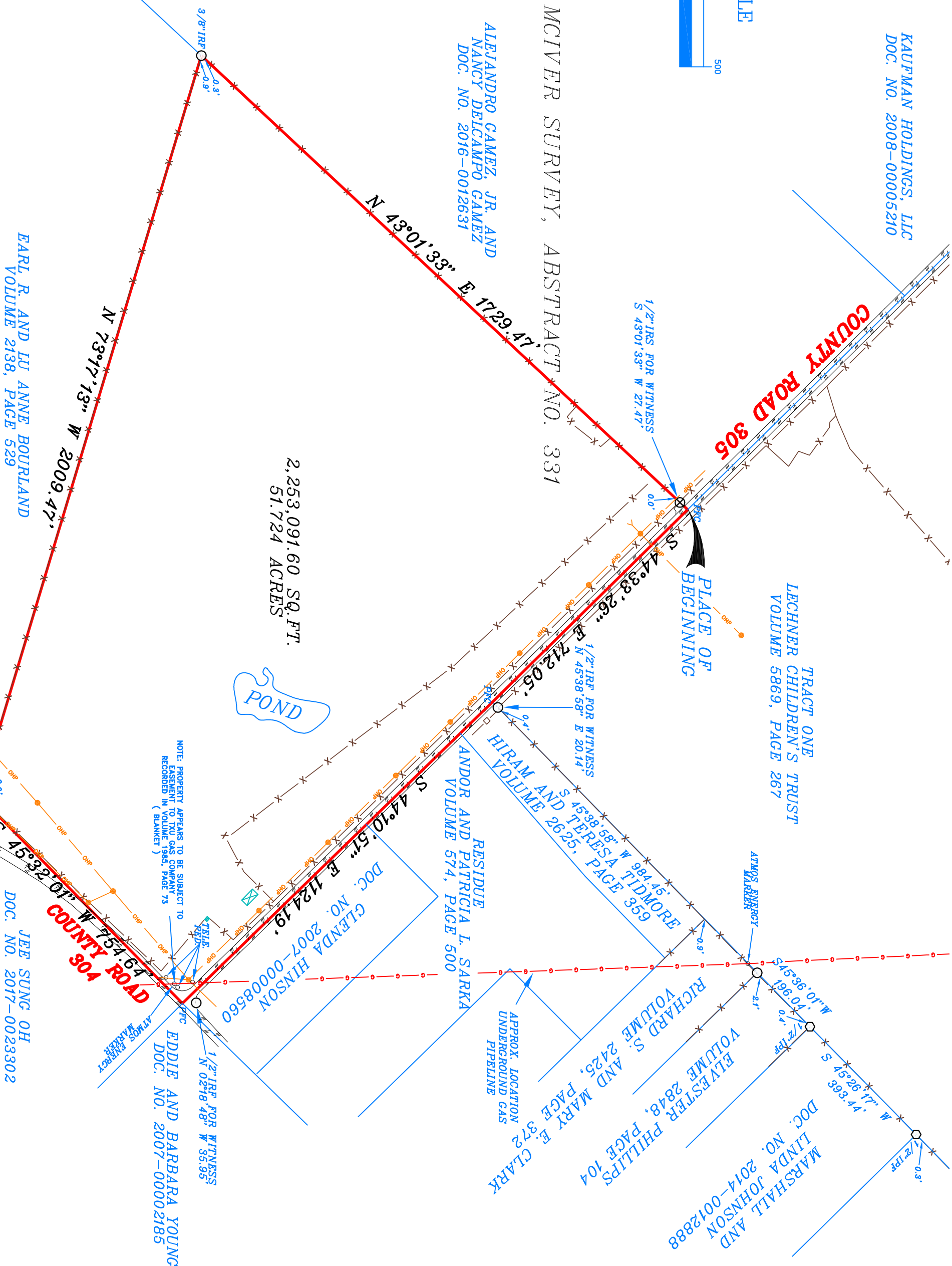


KAUFMAN HOLDINGS, LLC
DOC. NO. 2008-00005210

GRAPHIC SCALE



D. MCIVER SURVEY, ABSTRACT NO. 331
ALEJANDRO GAMEZ, JR. AND
NANCY DELCAMPO GAMEZ
DOC. NO. 2016-0012631



THE SURVEY SET FORTH HEREON HAS BEEN CONDUCTED AND PREPARED AT THE REQUEST AND IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT OR REPRESENTATIVES THEREOF. BG&A LAND SURVEYING, INC. HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR THE EXISTENCE OF EASEMENTS, RESTRICTIONS, ENCUMBRANCES OR OTHER FACTS OR MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY. THE SURVEY SET FORTH HEREON IS NOT TO BE RELIED UPON FOR FUTURE CONSTRUCTION PURPOSES. CONTACT ALL GOVERNING AUTHORITIES (MUNICIPALITIES, UTILITY AGENCIES, ASSOCIATIONS, ETC.) PRIOR TO ANY EXCAVATION OR CONSTRUCTION. THE TEXAS EXCAVATION SAFETY SYSTEM CAN BE CONTACTED BY CALLING 811. CALL BEFORE YOU DIG.

4825700000
48257001850

NOTE: ACCORDING TO THE F.I.R.M. IN COMMUNITY PANEL NO. _____, THIS PROPERTY APPEARS TO BE IN ZONE _____ AND APPEARS NOT TO BE WITHIN THE SPECIAL FLOOD HAZARD AREA. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT AND/OR FLOOD LINES SHOWN HEREON SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

NOTE: BEARING BASIS: GEODETIC NORTH; WORLD GEODETIC SYSTEM 1984 (WGS84). GPS OBSERVED. THIS SURVEY IS NOT A REPRESENTATION OF WARRANTY OF TITLE OR GUARANTEE OF OWNERSHIP.

TEXAS LICENSED SURVEYING FIRM REGISTRATION NUMBER 101503300

NOTE: PROPERTY APPEARS TO BE SUBJECT TO EASEMENT TO LONG STAR GAS COMPANY RECORDED IN VOLUME 205, PAGE 440 VOLUME 205, PAGE 607, VOLUME 206, PAGE 632 (BLANKET)

NOTE: PROPERTY APPEARS TO BE SUBJECT TO EASEMENT TO ROSS-HILL WATER SUPPLY CORP. RECORDED IN VOLUME 1255, PAGE 672 (TO BE LOCATED BY UTILITY COMPANY)

NOTE: PROPERTY APPEARS TO BE SUBJECT TO TERMS, CONDITIONS, STIPULATIONS AND PROVISIONS CONTAINED IN NON-ANNEXATION AGREEMENT VOLUME 4949, PAGE 407

LEGEND	IRF/RS-IRON ROD FOUND/SET	D&U- DRAINAGE & UTILITY EASEMENT
BRICK	IRF/RS-IRON ROD FOUND/SET	BL- BUILDING LINE/SET BACK LINE
COVERED AREA	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)	CH- CHAIN LINK FENCE
CONCRETE	1/2" IRON ROD SET	FC- POINT FOR CORNER
WOOD DECK	1" IRON PIPE FOUND	ROW- RIGHT-OF-WAY
STONE	MONUMENT FOUND	EASMT- EASEMENT
GRAVEL/ROCK ROAD OR DRIVE	"X" FOUND/SET	AC- AIR CONDITIONING
ASPHALT PAVING	GUY WIRE	PE- POOL EQUIPMENT
		UGT- UNDERGROUND TELEPHONE
		CATV- UNDERGROUND CABLE TV
		TRANS-ELECTRIC TRANSFORMER
		OHP- OVERHEAD POWER LINE

~BRIAN GALLIA & ASSOCIATES~
BG&A Land Surveying, Inc.
9011 STATE HIGHWAY 34 S. SUITE - C
QUINTANA, TEXAS 75474
PHONE: (903) 447-0658
FAX: (903) 447-0937
www.bggsurveying.com

JOB NO. 1801782-2B CAD. TECH. POWER

PROPERTY DESCRIPTION

STATE OF TEXAS:
COUNTY OF KAUFMAN:

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE DAVID MCIVER SURVEY, ABSTRACT NO. 331, KAUFMAN COUNTY, TEXAS, BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN DEED TO LECHNER CHILDREN'S TRUST, RECORDED IN VOLUME 5869, PAGE 274, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER WITHIN COUNTY ROAD 305 AND THE RECOGNIZED SOUTHWEST LINE OF TRACT ONE AS DESCRIBED IN DEED TO LECHNER CHILDREN'S TRUST, RECORDED IN VOLUME 5869, PAGE 267, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED NORTH CORNER OF SAID LECHNER TRACT (VOL. 5869, PG. 274) AND THE APPARENT EAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO ALEJANDRO GAMEZ, JR. AND NANCY DELCAMPO GAMEZ, RECORDED IN DOCUMENT NO. 2016-0012631, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR WITNESS BEARS SOUTH 43 DEGREES 01 MINUTES 33 SECONDS WEST-27.47 FEET;

SOUTH 44 DEGREES 33 MINUTES 26 SECONDS EAST, WITHIN SAID COUNTY ROAD 305 AND ALONG THE RECOGNIZED NORTHEAST LINE OF SAID LECHNER TRACT (VOL. 5869, PG. 274), A DISTANCE OF 712.05 FEET TO A POINT FOR CORNER WITHIN SAID COUNTY ROAD 305, SAID POINT BEING THE RECOGNIZED SOUTH CORNER OF SAID LECHNER TRACT ONE AND THE APPARENT WEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO HIRAM AND TERESA TIDMORE, RECORDED IN VOLUME 2625, PAGE 359, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR WITNESS BEARS NORTH 45 DEGREES 38 MINUTES 58 SECONDS EAST-20.14 FEET;

THENCE SOUTH 44 DEGREES 10 MINUTES 51 SECONDS EAST, WITHIN SAID COUNTY ROAD 305 AND THE RECOGNIZED NORTHEAST LINE OF SAID LECHNER TRACT (VOL. 5869, PAGE 274), A DISTANCE OF 1124.19 FEET TO A POINT FOR CORNER AT THE INTERSECTION OF COUNTY ROAD 305 AND COUNTY ROAD 304, SAID POINT BEING THE RECOGNIZED EAST CORNER OF SAID LECHNER TRACT (VOL. 5869, PG. 274) AND THE APPARENT NORTH CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO JEE SUNG OH, RECORDED IN DOCUMENT NO. 2017-0023302, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR WITNESS BEARS NORTH 02 DEGREES 18 MINUTES 48 SECONDS WEST-35.95 FEET;

THENCE SOUTH 45 DEGREES 32 MINUTES 01 SECONDS WEST, ALONG THE RECOGNIZED SOUTHEAST LINE OF SAID LECHNER TRACT (VOL. 5869, PG. 274) AND WITHIN COUNTY ROAD 304, A DISTANCE OF 754.64 FEET TO A CONCRETE MONUMENT FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED SOUTH CORNER OF SAID LECHNER TRACT (VOL. 5869, PG. 274) AND THE APPARENT NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO EARL R. AND LU ANNE BOURLAND, RECORDED IN VOLUME 2138, PAGE 529, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE NORTH 73 DEGREES 17 MINUTES 13 SECONDS WEST, ALONG THE RECOGNIZED SOUTHWEST LINE OF SAID LECHNER TRACT (VOL. 5869, PG. 274), A DISTANCE OF 2009.47 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER IN THE APPARENT SOUTHEAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO ALEJANDRO GAMEZ, JR. AND NANCY DELCAMPO GAMEZ, RECORDED IN DOCUMENT NO. 2016-0012631, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED WEST CORNER OF SAID LECHNER TRACT (VOL. 5869, PG. 274) AND THE APPARENT NORTH CORNER OF SAID BOURLAND TRACT;

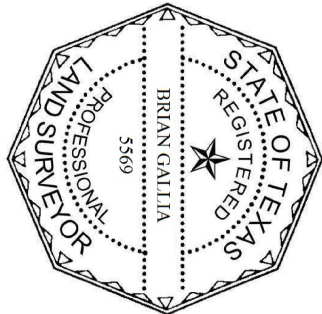
THENCE NORTH 43 DEGREES 01 MINUTES 33 SECONDS EAST, ALONG THE RECOGNIZED NORTHWEST LINE OF SAID LECHNER TRACT (VOL. 5869, PG. 274), A DISTANCE OF 1729.47 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2,253,091.60 SQ. FT. OR 51.724 ACRES OF LAND.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR (BRIAN GALLIA) HEREBY CERTIFIES TO () IN CONNECTION WITH THE TRANSACTION DESCRIBED IN _____ THAT THE SURVEY AND DESCRIPTION SET FORTH HEREON WERE PREPARED FROM AN ACTUAL ON-THE-GROUND INSPECTION OF THE SUBJECT PROPERTY. SUCH SURVEY WAS CONDUCTED BY OR UNDER HIS DIRECTION. THE PLAT HEREON CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME THE SURVEY WAS PERFORMED AND IS AN ACCURATE REPRESENTATION OF THE PROFESSIONAL OPINION OF THE UNDERSIGNED. LOCATION AND DESCRIPTION OF VISIBLE AND APPARENT IMPROVEMENTS ARE AS INDICATED AND THERE ARE NO VISIBLE AND APPARENT ENCROACHMENTS OR PROTRUSIONS ON THE GROUND EXCEPT AS INDICATED. THE SURVEY SET FORTH HEREON WAS PERFORMED EXCLUSIVELY FOR THE BENEFIT OF THE ABOVE NOTED PARTIES AND TRANSACTION. ANY USE OF THIS SURVEY BY OTHER PARTIES AND/OR USE FOR ANY OTHER PURPOSE SHALL BE AT USER'S OWN RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREOF.

EXECUTED THIS 31ST DAY OF DECEMBER, 2018

BRIAN GALLIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5569



ACCEPTED BY: _____

SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

SURVEY PLAT
COUNTY ROADS 305 AND 304
D. MCIVER SURVEY, ABSTRACT NO. 331
KAUFMAN COUNTY, TEXAS