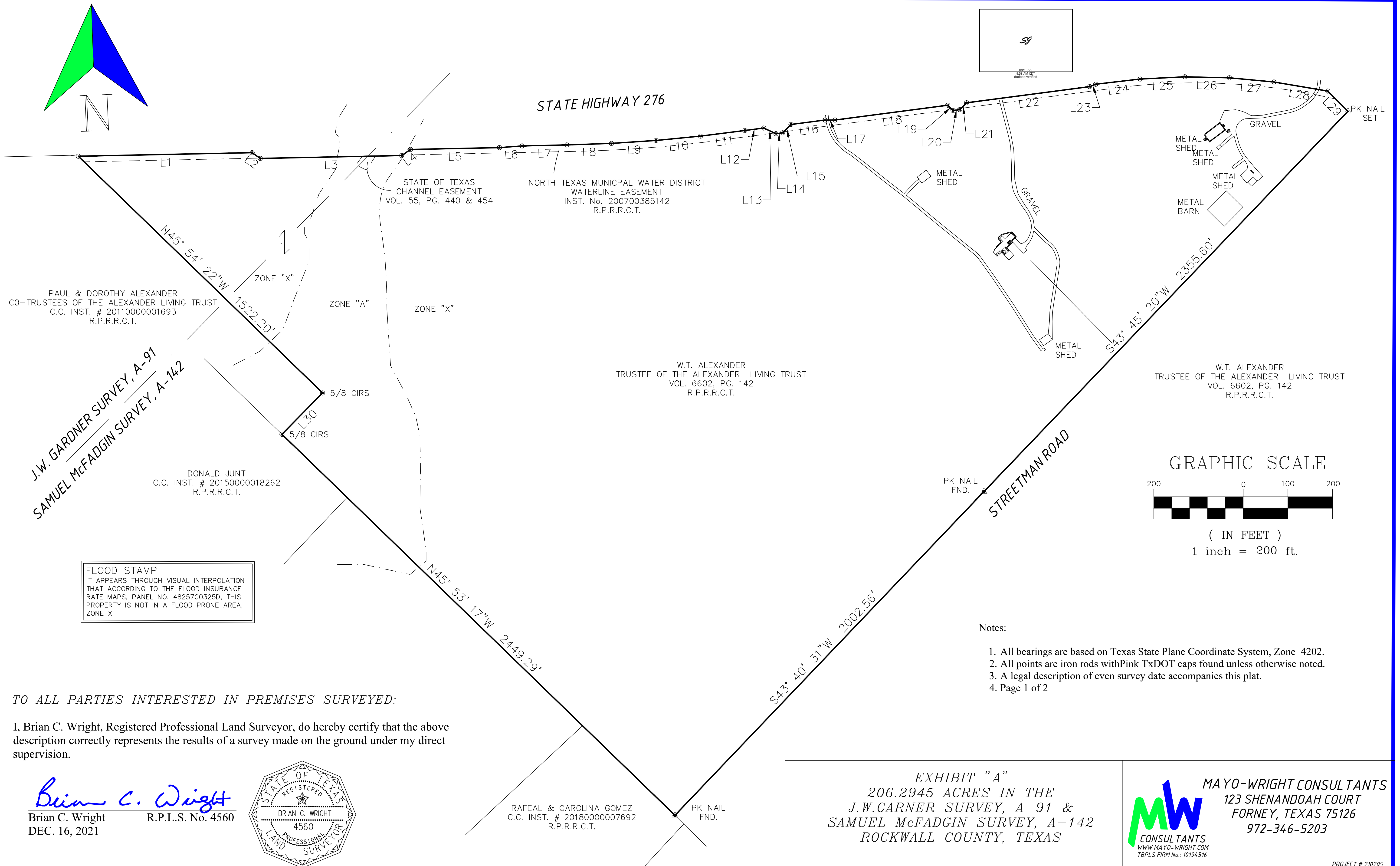




PAUL & DOROTHY ALEXANDER
CO-TRUSTEES OF THE ALEXANDER LIVING TRUST
C.C. INST. # 20110000001693
R.P.R.R.C.T.

J.W. GARDNER SURVEY, A-91
SAMUEL McFADGIN SURVEY, A-142

DONALD JUNT
C.C. INST. # 20150000018262
R.P.R.R.C.T.

FLOOD STAMP
IT APPEARS THROUGH VISUAL INTERPOLATION
THAT ACCORDING TO THE FLOOD INSURANCE
RATE MAPS, PANEL NO. 48257C0325D, THIS
PROPERTY IS NOT IN A FLOOD PRONE AREA,
ZONE X

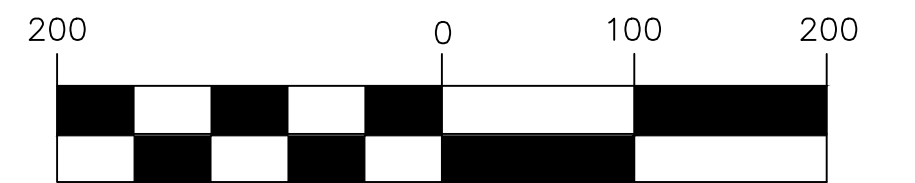
STATE OF TEXAS
CHANNEL EASEMENT
VOL. 55, PG. 440 & 454

NORTH TEXAS MUNICIPAL WATER DISTRICT
WATERLINE EASEMENT
INST. No. 200700385142
R.P.R.R.C.T.

W.T. ALEXANDER
TRUSTEE OF THE ALEXANDER LIVING TRUST
VOL. 6602, PG. 142
R.P.R.R.C.T.

W.T. ALEXANDER
TRUSTEE OF THE ALEXANDER LIVING TRUST
VOL. 6602, PG. 142
R.P.R.R.C.T.

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

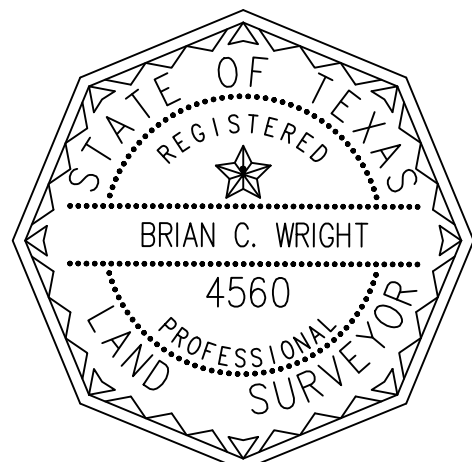
Notes:

1. All bearings are based on Texas State Plane Coordinate System, Zone 4202.
2. All points are iron rods with Pink TxDOT caps found unless otherwise noted.
3. A legal description of even survey date accompanies this plat.
4. Page 1 of 2

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

I, Brian C. Wright, Registered Professional Land Surveyor, do hereby certify that the above description correctly represents the results of a survey made on the ground under my direct supervision.

Brian C. Wright
Brian C. Wright R.P.L.S. No. 4560
DEC. 16, 2021



RAFEAL & CAROLINA GOMEZ
C.C. INST. # 20180000007692
R.P.R.R.C.T.

PK NAIL
FND.

EXHIBIT "A"
206.2945 ACRES IN THE
J.W.GARNER SURVEY, A-91 &
SAMUEL McFADGIN SURVEY, A-142
ROCKWALL COUNTY, TEXAS



MAYO-WRIGHT CONSULTANTS
123 SHENANDOAH COURT
FORNEY, TEXAS 75126
972-346-5203

CONSULTANTS
WWW.MAYO-WRIGHT.COM
TBPLS FIRM No.: 10194516

Parcel Line Table		
Line #	Direction	Length
L1	N88° 49' 53"E	778.62
L2	S55° 00' 08"E	44.73
L3	N88° 50' 36"E	633.27
L4	N54° 59' 52"E	47.64
L5	N88° 49' 53"E	398.02
L6	N85° 44' 51"E	101.82
L7	N88° 41' 45"E	200.00
L8	N88° 02' 20"E	200.00
L9	N86° 14' 01"E	200.00
L10	N84° 24' 27"E	200.00
L11	N82° 47' 51"E	200.00
L12	N82° 33' 25"E	85.33
L13	S65° 00' 08"E	60.14
L14	N82° 32' 38"E	30.00
L15	N44° 59' 52"E	52.91
L16	N82° 33' 25"E	153.85
L17	S89° 59' 47"E	44.30
L18	N82° 32' 00"E	509.27
L19	S45° 00' 08"E	33.49
L20	N82° 32' 38"E	30.00

Parcel Line Table		
Line #	Direction	Length
L21	N44° 59' 52"E	43.50
L22	N82° 32' 00"E	555.75
L23	N68° 04' 58"E	29.08
L24	N83° 21' 01"E	200.00
L25	N87° 09' 42"E	200.00
L26	S88° 44' 00"E	200.00
L27	S84° 37' 41"E	200.00
L28	S80° 25' 56"E	244.29
L29	S45° 00' 08"E	127.82
L30	N44° 31' 49"E	259.23

Being all that certain tract of land in the J.W. Warner Survey, Abstract No. 91 and the Samuel McFadgin Survey, Abstract No. 142 Rockwall County Texas and being the same land as described in deed to W.T. Alexander, Trustee of the Alexander Living Trust as recorded in Volume 6602, Page 142 of the Real Property Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at the northwest corner of said Alexander tract and the northeast corner of the Paul and Dorothy Alexander. Co-Trustees of the Alexander Living Trust as recorded in County Clerk's Document No. 20110000001693 of said Real Records and on the new south right of way line of State Highway 276;

THENCE along said south right-of-way line the following 26 bearings and distances:

- North 88°49'53" East, 777.80 feet to an iron rod with pink TxDOT cap found for corner;
- South 55°00'08" East, 44.73 feet to an iron rod with pink TxDOT cap found for corner;
- North 88°50'36" East, 633.27 feet to an iron rod with pink TxDOT cap found for corner;
- North 54°59'52" East, 47.64 feet to an iron rod with pink TxDOT cap found for corner;
- North 88°49'53" East, 398.02 feet to an iron rod with pink TxDOT cap found for corner;
- North 85°44'51" East, 101.82 feet to an iron rod with pink TxDOT cap found for corner;
- North 88°41'45" East, 200.00 feet to an iron rod with pink TxDOT cap found for corner;
- North 88°02'20" East, 200.00 feet to an iron rod with pink TxDOT cap found for corner;
- North 86°14'01" East, 200.00 feet to an iron rod with pink TxDOT cap found for corner;
- North 84°24'27" East, 200.00 feet to an iron rod with pink TxDOT cap found for corner;
- North 82°47'51" East, 200.00 feet to an iron rod with pink TxDOT cap found for corner;
- North 82°33'25" East, 85.33 feet to an iron rod with pink TxDOT cap found for corner;
- South 65°00'08" East, 60.14 feet to an iron rod with pink TxDOT cap found for corner;
- North 82°32'38" East, 30.00 feet to an iron rod with pink TxDOT cap found for corner;
- North 44°59'52" East, 52.91 feet to an iron rod with pink TxDOT cap found for corner;
- North 82°33'25" East, 153.85 feet to an iron rod with pink TxDOT cap found for corner;
- South 89°59'47" East, 44.30 feet to an iron rod with pink TxDOT cap found for corner;
- North 82°32'00" East, 509.27 feet to an iron rod with pink TxDOT cap found for corner;
- South 45°00'08" East, 33.49 feet to an iron rod with pink TxDOT cap found for corner;
- North 82°32'38" East, 30.00 feet to an iron rod with pink TxDOT cap found for corner;
- North 44°59'52" East, 43.50 feet to an iron rod with pink TxDOT cap found for corner;
- North 82°32'00" East, 555.75 feet to an iron rod with pink TxDOT cap found for corner;

North 68°04'58" East, 29.08 feet to an iron rod with pink TxDOT cap found for corner;

North 83°21'01" East, 200.00 feet to an iron rod with pink TxDOT cap found for corner;

North 87°09'42" East, 200.00 feet to an iron rod with pink TxDOT cap found for corner;

South 88°44'00" East, 200.00 feet to an iron rod with pink TxDOT cap found for corner;

South 84°37'41" East, 200.00 feet to an iron rod with pink TxDOT cap found for corner;

South 80°25'56" East, 244.29 feet to an iron rod with pink TxDOT cap found for corner;

South 45°00'08" East, 127.82 feet to a pk nail set in the centerline of Streetman Road;

THENCE South 43°45'20" West, along said centerline 2,355.60 feet to a pk nail found in said centerline;

THENCE South 43°40'31" West, 2,002.56 feet to a point on the northeast line of the Rafeal and Carolina Gomez tract as recorded In Clerk's Instrument No. 20180000007692 of said Real Records, a pk nail found for corner;

THENCE North 45°53'17" West, along the common line of said Alexander tract and said Gomez tract, a distance of 2,449.29 feet to a point on the northeast line of the Donald Junt tract as recorded in Clerk's Document No. 20150000018262 of said Real Records and the south corner of said Paul and Dorothy Alexander tract, a 5/8" capped iron rod stamped "MAYO-WRIGHT" set for corner;

THENCE North 44°31'49" East, along the common line of said Alexander tracts, a distance of 259.23 feet to a 5/8" capped iron rod stamped "MAYO-WRIGHT" set for corner;

THENCE North 45°54'22" West, continuing along said common line, a distance of 1,522.20 feet to the POINT OF BEGINNING and containing 8,986,188 square feet or 206.2945 acres within these metes and bounds as recited.

Notes:

1. All bearings are based on Texas State Plane Coordinate System, Zone 4202.
2. All points are iron rods withPink TxDOT caps found unless otherwise noted.
3. A plat of even survey date accompanies this legal description.
4. Page 2 of 2

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

I, Brian C. Wright, Registered Professional Land Surveyor, do hereby certify that the above description correctly represents the results of a survey made on the ground under my direct supervision.

Brian C. Wright

DEC. 16, 2021

R.P.L.S. No. 4560

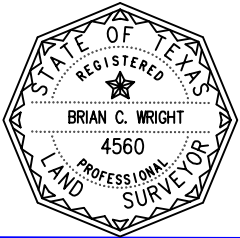


EXHIBIT "A"
206.2945 ACRES IN THE
J.W.GARNER SURVEY, A-91 &
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ROCKWALL COUNTY, TEXAS



MAYO-WRIGHT CONSULTANTS
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