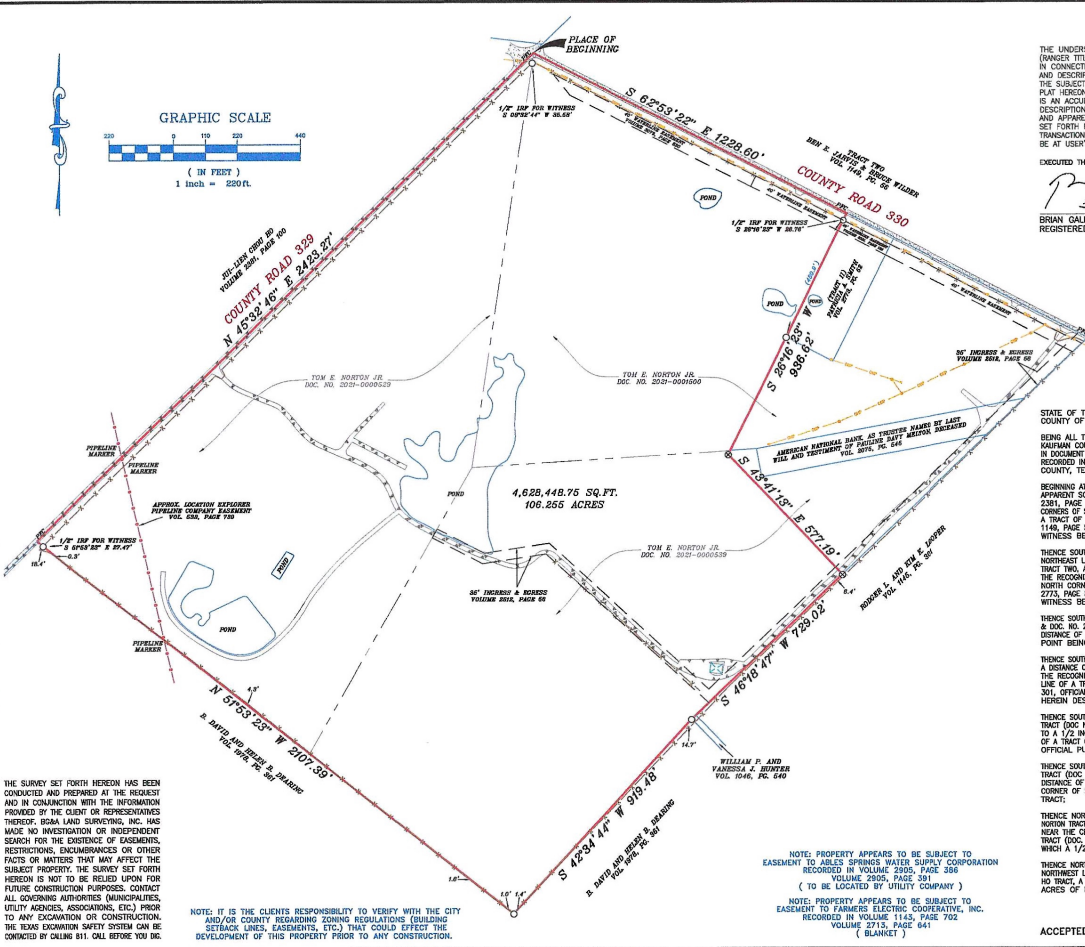
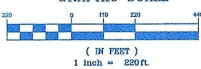


**GRAPHIC SCALE**



THE SURVEY SET FORTH HEREON HAS BEEN CONDUCTED AND PREPARED AT THE REQUEST AND IN CONNECTION WITH THE INFORMATION PROVIDED BY THE CLIENT OR REPRESENTATIVES THEREOF. BGA 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. CONDUCT ALL GOVERNING AUTHORITIES (MUNICIPALITIES, UTILITY AGENCIES, ASSOCIATIONS, ETC.) PRIOR TO ANY EXCAVATION OR CONSTRUCTION. THE TEXAS EXAMINATION SAFETY SYSTEM CAN BE CONTACTED BY CALLING 811. CALL BEFORE YOU DIG.

NOTE: IT IS THE CLIENT'S RESPONSIBILITY TO VERIFY WITH THE CITY AND/OR COUNTY REGARDING ZONING REGULATIONS (BUILDING SETBACK LINES, EASEMENTS, ETC.) THAT COULD EFFECT THE DEVELOPMENT OF THIS PROPERTY PRIOR TO ANY CONSTRUCTION.

NOTE: ACCORDING TO THE F.F.R.M. IN COMMUNITY PLAN NO. 48292701000 THIS PROPERTY APPEARS TO BE IN ZONE 1 AND APPLICABLE 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 BASES: GEODETIC NORTH, WORLD GEODETIC SYSTEM 1984 (WGS84). GPS OBSERVED. THIS SURVEY IS NOT A REPRESENTATION OF WARRANTY OF TITLE OR QUANTITIES OF OWNERSHIP.

TEXAS LICENSED SURVEYING FIRM REGISTRATION NUMBER 101503000

	BRICK	IRF/IES-IRON ROD FOUND/SET	LEGEND	D&U- DRAINAGE & UTILITY EASEMENT
	COVERED AREA	○ 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)	— CHAIN LINK FENCE	— POWER POLE
	CONCRETE	○ 1/2" IRON ROD SET	— WOOD POST-ORIENT BACK LINE	— PRECINCT BOUNDARY CORNER
	WOOD DECK	○ 1" IRON PINE FOUND	— METAL FENCE	— NORTH-OF-WAY
	STONE	○ MONUMENT FOUND	— PIPE FENCE	EASTM- EASEMENT
	GRAVEL/ROCK ROAD OR DRIVE	○ "X" FOUND/SET	— WATER LINE	NC- AIR CONDITIONING
	ASPHALT PAVING	○ LP-LIGHT POLE	— GAS LINE	PC- POOL EQUIPMENT
			— ELECTRIC METER	UT- UNDERGROUND TELEPHONE
			— GUY WIRE	CU- UNDERGROUND CABLE TV
				— OVERHEAD POWER LINE

NOTE: PROPERTY APPEARS TO BE SUBJECT TO EASEMENT TO JABLES SPRINGS WATER SUPPLY CORPORATION RECORDED IN VOLUME 2955, PAGE 298 (TO BE LOCATED BY UTILITY COMPANY.)

NOTE: PROPERTY APPEARS TO BE SUBJECT TO EASEMENT TO FARMERS ELECTRIC COOPERATIVE, INC. RECORDED IN VOLUME 1143, PAGE 702 (TO BE LOCATED BY UTILITY COMPANY.)

~BRIAN GALLIA & ASSOCIATES~  
**B&A Land Surveying, Inc.**  
 9011 STATE HIGHWAY 34 S. SUITE - C  
 QUINLAN, TEXAS, 75474  
 PHONE: (903) 447-0659  
 FAX: (903) 447-0931  
 www.bgasurveying.com

JOB NO. 21011613 CAD. TECH. DB

**SURVEYOR'S CERTIFICATE**

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR (BRIAN GALLIA) HEREBY CERTIFIES TO (RANGE) TITLE, CO., FIRST AMERICAN TITLE INSURANCE COMPANY, COMPANY BANK AND TITON FINALS, L.L.C., IN CONNECTION WITH THE TRANSACTION DESCRIBED IN 2.6. 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 THE UNDERSIGNED, OR UNDER HIS DIRECTORSHIP. SUCH PLAT HEREON CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME THE SURVEY WAS PERFORMED AND IS AN ACCURATE AND COMPLETE REPRESENTATION OF THE LOCATION AND DESCRIPTION OF VISIBLE AND APPARENT IMPROVEMENTS AS INDICATED AND THERE ARE NO VISIBLE AND APPARENT ENCUMBRANCES OR PROVISIONS ON THE GROUND EXCEPT AS INDICATED. THE SURVEY SET FORTH HEREON WAS PERFORMED EXCLUSIVELY FOR THE BENEFIT OF THE ABOVE NOTED PARTIES AND TRANSACTIONS AND UNDER THIS SURVEY THE SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREOF. EXCEPT AS NOTED OTHERWISE, THE UNDERSIGNED IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREOF.

EXECUTED THIS 20TH DAY OF APRIL, 2021

BRIAN GALLIA  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5569



**PROPERTY DESCRIPTION**

STATE OF TEXAS:  
 COUNTY OF KAUFMAN:

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND TRACTED IN THE E. ABLES SURVEY, ABSTRACT NO. 6, KAUFMAN COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND DESCRIBED IN DEEDS TO TOM E. NORTON JR., RECORDED IN DOCUMENT NO. 2021-000029 AND A PORTION OF THOSE TRACTS OF LAND DESCRIBED IN DEEDS TO TOM E. NORTON JR., RECORDED IN DOCUMENT NO. 2021-000100 AND DOCUMENT NO. 2021-000039, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER AT THE INTERSECTION OF COUNTY ROAD 329 AND COUNTY ROAD 330 AND IN THE APPROXIMATE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO BEN E. NORTON JR., RECORDED IN VOLUME 2381, PAGE 100, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, SAID POINT BEING THE RECOGNIZED NORTH CORNER OF SAID NORTH TRACT (DOC. NO. 2021-000039) AND THE APPROXIMATE WEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED AS TRACT TWO TO BEN E. ABLES AND BRUCE WILDER, RECORDED IN VOLUME 2774, PAGE 50, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR WITNESS BEARS SOUTH 08 DEGREES 32 MINUTES 44 SECONDS WEST - 35.69 FEET;

THENCE SOUTH 82 DEGREES 53 MINUTES 22 SECONDS EAST, WITHIN SAID COUNTY ROAD 330, ALONG THE RECOGNIZED NORTHEAST LINE OF SAID NORTH TRACT (DOC. NO. 2021-000039) AND THE SOUTHWEST CORNER OF SAID NORTH TRACT TWO, A DISTANCE OF 1228.60 FEET TO A POINT FOR CORNER WITHIN SAID COUNTY ROAD 330, SAID POINT BEING THE RECOGNIZED MOST WESTERN EAST CORNER OF SAID NORTH TRACT (DOC. NO. 2021-000100) AND THE APPROXIMATE NORTH CORNER OF A TRACT OF LAND DESCRIBED IN DEED AS TRACT TWO TO BEN E. ABLES AND BRUCE WILDER, RECORDED IN VOLUME 2774, PAGE 50, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR WITNESS BEARS SOUTH 28 DEGREES 16 MINUTES 23 SECONDS WEST - 20.75 FEET;

THENCE SOUTH 28 DEGREES 16 MINUTES 23 SECONDS WEST, OVER AND UPON SAID NORTH TRACT (DOC. NO. 2021-000100 & DOC. NO. 2021-000039), PASSING A 1/2 INCH IRON ROD FOUND FOR WITNESS AT 48.00 FEET AND CONTINUING A TOTAL DISTANCE OF 80.69 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BGA 9025 5094 FOR CORNER, SAID POINT BEING AN INNER ELL CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 43 DEGREES 41 MINUTES 13 SECONDS EAST, OVER AND UPON SAID NORTH TRACT (DOC. NO. 2021-000039), A DISTANCE OF 27.74 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BGA 9025 5094 FOR CORNER IN THE RECOGNIZED SOUTHWEST LINE OF SAID NORTH TRACT (DOC. NO. 2021-000039) AND THE APPARENT NORTHWEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO ROBERT L. AND K.A. LUDWIG, RECORDED IN VOLUME 1143, PAGE 301, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, SAID POINT BEING THE MOST SOUTHERLY EAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 48 DEGREES 18 MINUTES 47 SECONDS WEST, ALONG THE RECOGNIZED SOUTHWEST LINE OF SAID NORTH TRACT (DOC. NO. 2021-000039) AND THE APPARENT NORTHWEST LINE OF SAID NORTH TRACT, A DISTANCE OF 720.02 FEET TO A 1/2 INCH IRON ROD FOUND FOR WITNESS SOUTH 82 DEGREES 53 MINUTES 22 SECONDS WEST - 27.47 FEET;

THENCE SOUTH 82 DEGREES 53 MINUTES 22 SECONDS WEST, ALONG THE RECOGNIZED SOUTHWEST LINE OF SAID NORTH TRACT (DOC. NO. 2021-000039) AND A PORTION OF SAID NORTH TRACT, A DISTANCE OF 2192.38 FEET TO A POINT FOR CORNER NEAR THE CENTER OF SAID COUNTY ROAD 329, SAID POINT BEING THE RECOGNIZED WEST CORNER OF SAID NORTH TRACT (DOC. NO. 2021-000039) AND THE APPARENT MOST WESTERN NORTH CORNER OF SAID DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR WITNESS BEARS SOUTH 51 DEGREES 53 MINUTES 23 SECONDS EAST - 27.47 FEET;

THENCE NORTH 48 DEGREES 32 MINUTES 48 SECONDS EAST, WITHIN SAID COUNTY ROAD 329, ALONG THE RECOGNIZED NORTHEAST LINE OF SAID NORTH TRACT, NO. 60 AND SAID NORTH TRACT, NO. 60 AND SAID NORTH TRACT, NO. 60 AND SAID NORTH TRACT, FROM WHICH A DISTANCE OF 2423.27 FEET TO THE PLACE OF BEGINNING AND CONTAINING 4,628,448.75 SQ. FT. OR 106,265 ACRES OF LAND.

ACCEPTED BY: SIGNATURE DATE SIGNATURE DATE

**SURVEY PLAT**

COUNTY ROAD 329 & COUNTY ROAD 330

E. ABLES SURVEY, ABSTRACT NO. 6

KAUFMAN COUNTY, TEXAS