

BEING a portion of that certain tract or parcel of land situated in the J. Gregg Survey, Abstract No. 171, Kaufman County, Texas as evidenced by the deeds to Rick and Sandra Wilson as recorded in Volume 3950, Page 497 of the Official Public Records of Kaufman County, Texas and being more particularly described as follows:

BEGINNING at the most easterly Southeast corner of said Wilson tract, same being on the southwest line of the Martha Norvell tract as recorded in Volume 4931, Page 324 of said Public Records, the north corner of the Weldon and Sharon Bowen tract as recorded in Volume 997, Page 231 of said Public Records and being on the southeast line of an access easement tract to Jessica and Alan Crawford as recorded in Volume 6687, Page 25 of said Public Records, a 1/2" iron rod with cap stamped "MAVO-WRIGHT" set for corner (1/2CIRS),

THENCE South 43°53'01" West, along the common line of said Wilson tract and said Bowen tract, a distance of 1,071.45 feet to the west corner of said Bowen tract and on the northeast line of the Ricky and Sandra Wilson tract as recorded in Volume 2339, Page 187 and Volume 3550, Page 345 of said Public Records, a 1/2 inch iron rod with cap found for corner,

THENCE North 45°28'06" West, along the common line of both Wilson tracts, a distance of 2,169.00 feet to the northeast corner of said Wilson tract, on the northeast line of the Richard G. McKellar, Trustee tract as recorded in Volume 7171, Page 316 of said Public Records, and the southeast corner of the Crossterra Resources, LLC tract as recorded in Volume 6366, Page 466 of said Public Records, a 3/8 inch iron rod found for corner,

THENCE North 68°36'22" East, along the common line of said Wilson tract and said Crossterra tract, a distance of 1,158.92 feet to the southeast corner of said Crossterra tract, northeast corner of said Wilson tract and on the southwest line of the Reef and Rochelle Gillum tract as recorded in Volume 6417, Page 284 of said Public Records, a 1/2 inch iron rod with cap stamped "MAVO-WRIGHT" (1/2CIRS) set for corner,

THENCE South 45°55'02" East, along the common line of said Wilson tract and said Gillum tract, passing a found 3/8 inch iron rod at a distance of 40.00 feet and continuing a total distance of 1,414.86 feet to the most norther corner of said Crawford tract, a 5/8CIRS for corner,

THENCE along the common line of said Wilson tract and said Crawford tract:

South 42°38'42" West, 122.76 feet to a 1/2CIRS set for corner,
South 88°46'24" West, 106.08 feet to a 1/2CIRS set for corner,
South 24°25'10" West, 223.62 feet to a 1/2CIRS set for corner,
South 66°33'10" East, 231.59 feet to a point on the north line of said access easement, 1/2CIRS set for corner,

THENCE North 43°53'04" East, along said northwest line, a distance of 327.17 feet to a point on said southwest line of the Norvell tract, a 1/2CIRS for corner,

THENCE South 45°56'01" East, along the common line of said Wilson tract and said Norvell tract, a distance of 50.00 feet to the POINT OF BEGINNING and containing 1,959,103.89 square feet or 44.9748 acres of land within these metes and bounds as recited.

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED INCLUDING KAUFMAN COUNTY TITLE AND ABSTRACT CO., CF No. KCT 2202061, AND TRENTON KING:

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
Feb. 6, 2023

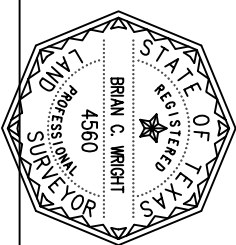
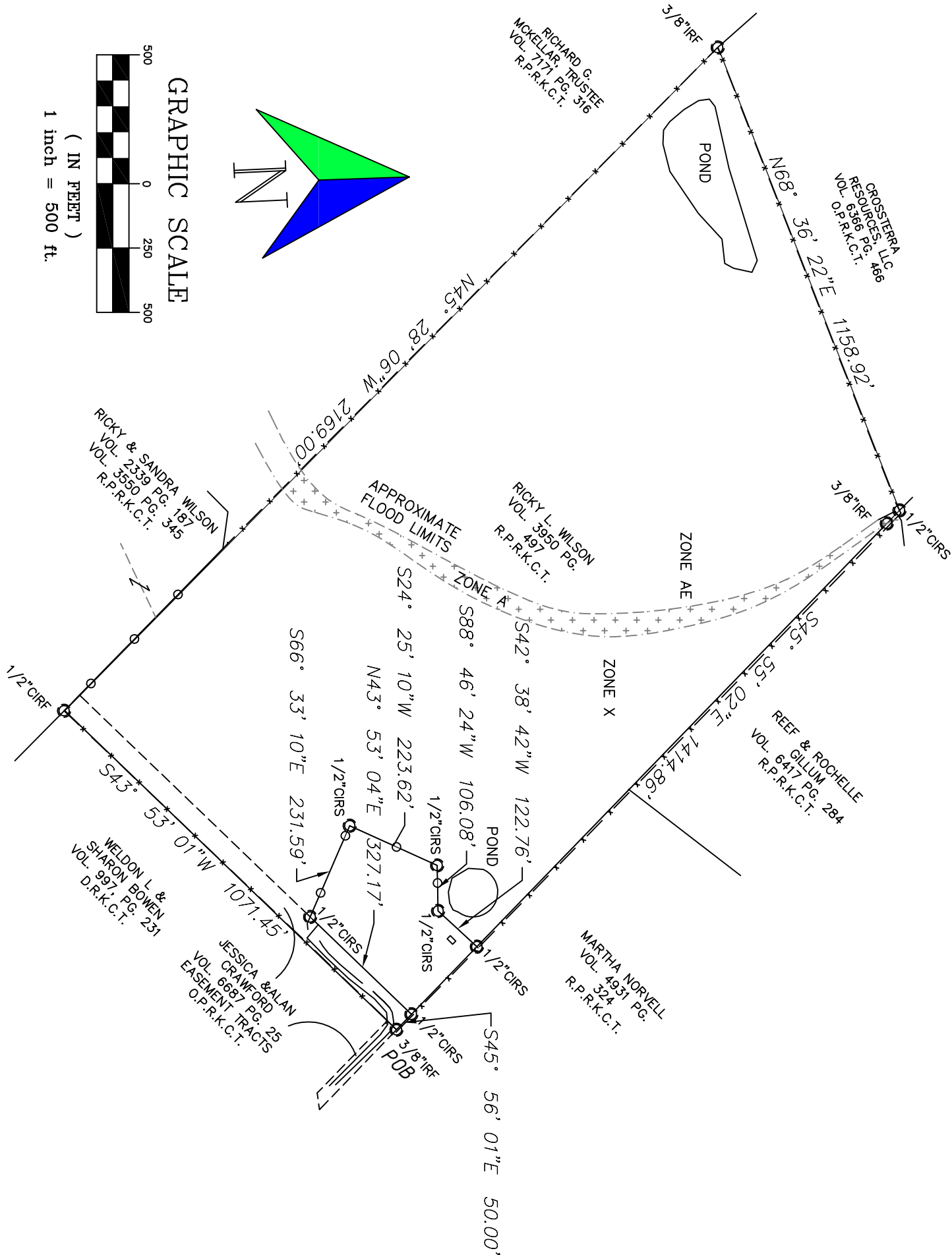


EXHIBIT "A"
44.9748 ACRES IN THE
JOHN GREGG SURVEY, A-171
KAUFMAN COUNTY, TEXAS
VOL. 632, PG. 221
O.P.R.K.C.T.

MW MAVO-WRIGHT CONSULTANTS
123 SHENANDOAH COURT
FORNEY, TEXAS 75126
972-346-5203
CONSULTANTS
WWW.MAVO-WRIGHT.COM
TBL'S FIRM No.: 10794516

PROJECT # 220145



FLOOD STAMP
IT APPEARS THROUGH VISUAL INTERPOLATION
THAT ACCORDING TO THE FLOOD INSURANCE
RATE MAPS, PANEL NO. 46257C0155D, A
PORTION OF THIS PROPERTY IS IN A FLOOD
PRONE AREA, ZONE A AND AE

Notes:
1. All bearings are based on Texas State Plane Coordinate System, Zone 4202.