

Notes:

1. All bearings are based on Texas State Plane Coordinate System, Zone 4202. BEING all 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 2339, Page 187 and Volume 3550, Page 345 of the Official Public Records of Kaufman County, Texas and being more particularly described as follows:

BEGINNING at the most easterly Southwest corner of said Wilson tract, same being the east corner of Lot 7, Block B of the Dalview Estates subdivision as recorded in Volume 2, Page 341 of said Public Records and on the northwest line of Dalview Court, a 50' wide right of way, a 1/2" iron rod with cap stamped "MAYO-WRIGHT" set for corner (1/2CIRS),

THENCE N 45°21'09" W, along the common line of said Lot 7 and said Wilson tract, a distance of 236.62 feet to a 1/2 inch iron rod found for corner;

THENCE S 44°21'09" W, continuing along said common line, a distance of 281.96 feet to a point on the easterly line of the Richard G. McKellar, Trustee tract as recorded in Volume 7171, Page 316 of said Public Records, a 1/2CIRS for corner;

THENCE N 45°40'32" W, along the common line of said McKellar tract and said Wilson tract, a distance of 817.31 feet to a 1/2CIRS for corner;

THENCE N 14°33'27" E, continuing along said common line, a distance of 16.38 feet to a 1/2CIRS for corner;

THENCE N 45°16'50" E, continuing along said common line, a distance of 451.87 feet to a iron pipe found for corner;

THENCE S 82°52'07" E, continuing along said common line, a distance of 87.77 feet to a point on the southwesterly line of the Ricky L. Wilson tract as recorded in Volume 3950, Page 497 of said Public Records, a 1/2CIRS for corner;

THENCE S 45°28'06" E, along the common line of said Ricky Wilson tract and said Wilson tract, a distance of 748.30 feet to the southwest corner of the Weldon and Sharon Bowen tract as recorded in Volume 997, Page 231 of said Public Records and the north corner of Lot 15, Block A of said Dalview Estates, a 1/2CIRS for corner;

THENCE S 44°21'30" W, along the common line of said Lot 15 and said Wilson tract, a distance of 174.41 feet to a 1/2CIRS for corner;

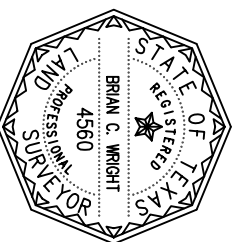
THENCE S 45°34'18" E, continuing along said common line, a distance of 236.62 feet to the south corner of said Lot 15 and on said northwest line of said Dalview Court, a 1/2CIRS for corner;

THENCE S 44°23'39" W, along said northwest line, a distance of 59.72 feet to the POINT OF BEGINNING and containing 437,683 feet or 10.0478 acres of land within these metes and bounds as recited.

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED INCLUDING SKW HOLDINGS, CF No. 220145, AND KELLER HERRIN:

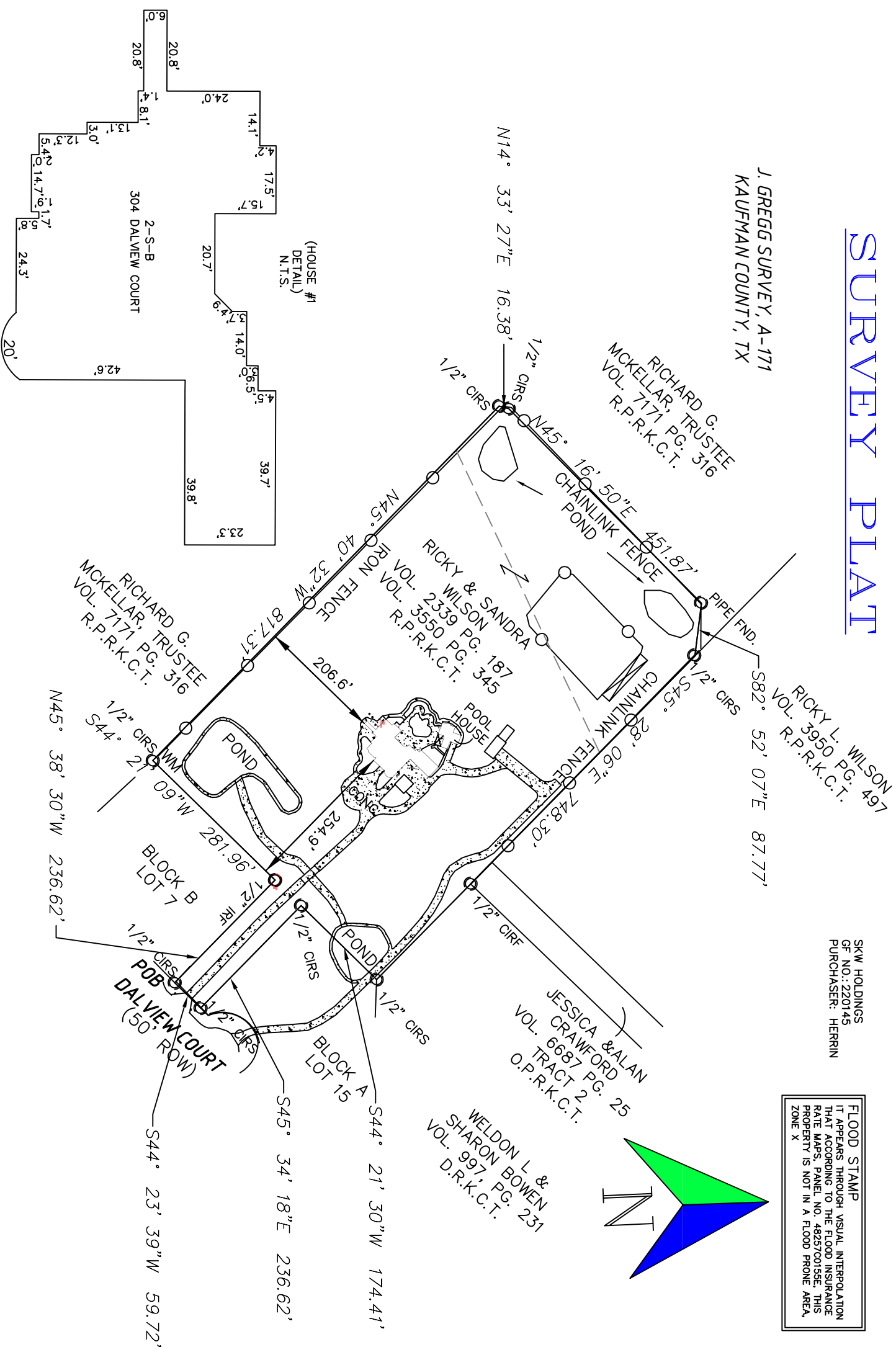
I, Brian C. Wright, Registered Professional Land Surveyor, do hereby certify that the above description correctly represents the results of a survey made on the ground under my direct supervision.

Brian C. Wright
Brian C. Wright R.P.L.S. No. 4560
Feb 6, 2023

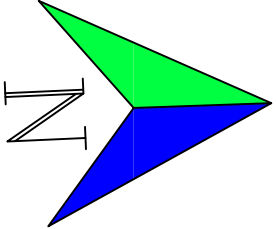


SURVEY PLAT

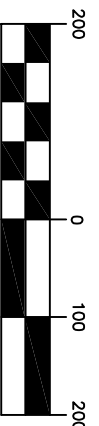
J. GREGG SURVEY, A-171
KAUFMAN COUNTY, TX



FLOOD STAMP
IT APPEARS THROUGH VISUAL INTERPOLATION THAT ACCORDING TO THE FLOOD INSURANCE RATE MAPS, PANEL NO. 4825700155E, THIS PROPERTY IS NOT IN A FLOOD PRONE AREA. ZONE X



GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

EXHIBIT "A"
10.0478 ACRES IN THE
JOHN GREGG SURVEY, A-171
KAUFMAN COUNTY, TEXAS
VOL. 2339, PG. 187
VOL. 3550, PG. 345
D.R.K.C.T.

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

PROJECT # 220145