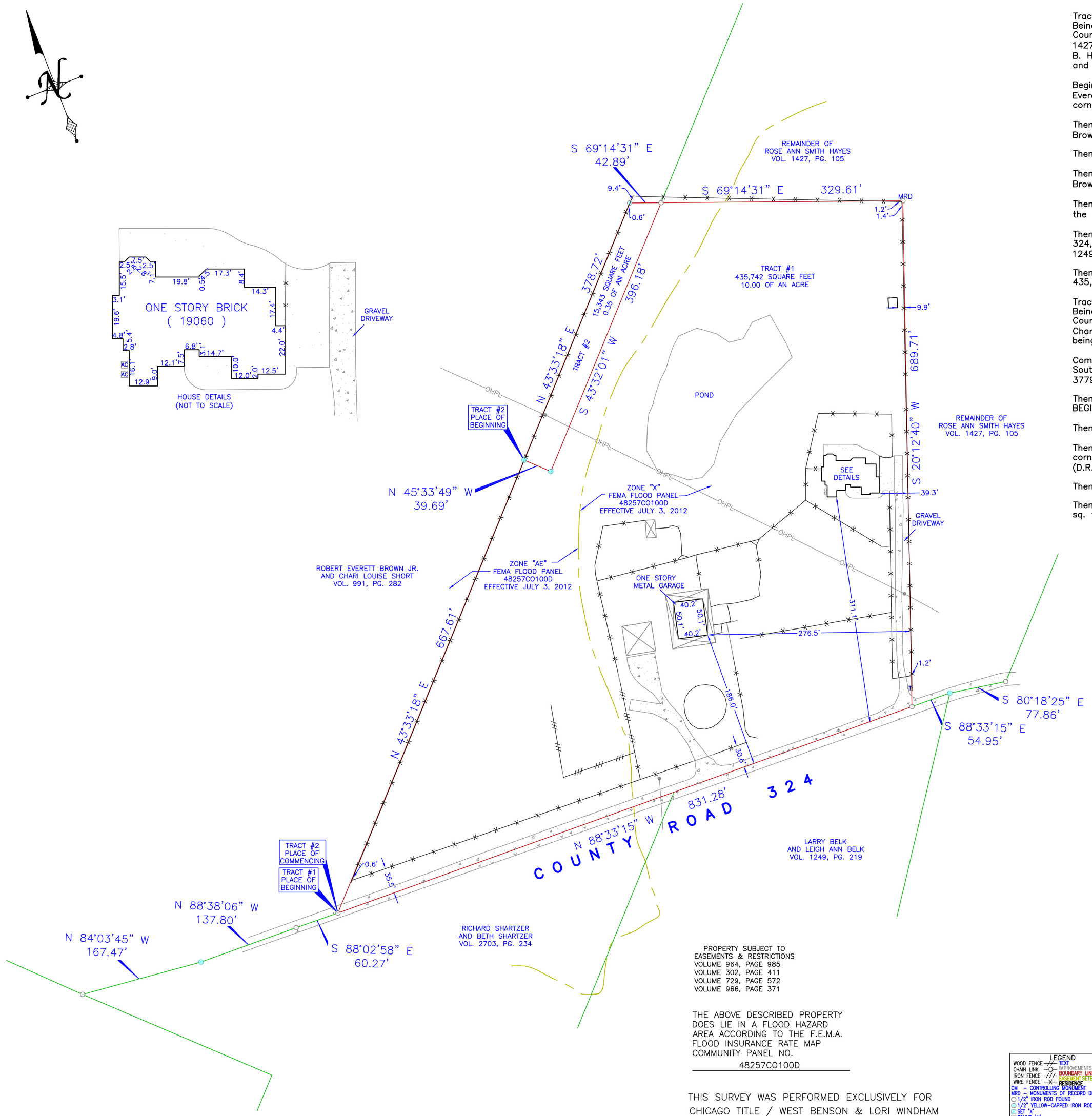

Tract #1
Being all that certain lot, tract or parcel of land located in the Thomas Hunt Survey, Abstract Number 201, Kaufman County, Texas, being part of a called 28.010 acre tract of land described in deed to Rose Smith, recorded in Volume 1427, Page 105, Deed Records, Kaufman County, Texas (D.R.K.C.T.), and being a tract of land described in deed to Richard B. Holloway and Karen L. Holloway, recorded in Volume 3779, Page 303, Deed Records, Kaufman County, Texas (D.R.K.C.T.), and being more particularly described as follows:

Beginning at a 1/2 found in County Road 324, at the Southeast corner of a tract of land described in deed to Robert Everett Brown Jr. and Chari Louise Short, Recorded in Volume 991, Page 282 (D.R.K.C.T.), said point being the Southwest corner of said Holloway tract;

Thence North 43 deg. 33 min. 18 sec. East, a distance of 667.16 feet to point for corner at an "ell" corner of said Brown/Short tract;

Thence South 45 deg. 33 min. 49 sec. East, a distance of 39.69 feet to a point for corner;

Thence North 43 deg. 32 min. 01 sec. East, a distance of 396.18 feet to a 1/2 inch iron found in the East line of said Brown/Short tract;

Thence South 69 deg. 14 min. 31 sec. East, a distance of 329.61 feet to a 1/2 inch iron rod found at an "ell" corner of the remainder tract of Rose Ann Smith Hayes, recorded in Volume 1427, Page 105 (D.R.K.C.T.);

Thence South 20 deg. 12 min. 40 sec. West, a distance of 689.71 feet to a 1/2 inch iron rod found in said County Road 324, being in the North line of a tract of land described in deed to Larry Belk and Leigh Ann Belk, recorded in Volume 1249, Page 219 (D.R.K.C.T.), and being at the Southwest corner of said Hayes remainder tract;

Thence North 88 deg. 33 min. 15 sec. West, with said County Road 324, to the PLACE OF BEGINNING and containing 435,742 sq. ft. or 10.00 of an acre of land.

Tract #2
Being all that certain lot, tract or parcel of land located in the Thomas Hunt Survey, Abstract Number 201, Kaufman County, Texas, being a portion of a called 27.324 acre tract of land described in deed to Robert Everett Brown, Jr. and Chari Louise Short, recorded in Volume 991, Page 282, Official Public Records, Kaufman County, Texas (D.R.K.C.T.), and being more particularly described as follows:

Commencing at a 1/2 found in County Road 324, at the Southeast corner of said Brown/Short tract, said point being the Southwest corner of a tract of land described in deed to Richard B. Holloway and Karen L. Holloway, recorded in Volume 3779, Page 303 (D.R.K.C.T.);

Thence North 43 deg. 33 min. 18 sec. East, a distance of 667.61 feet to a point for corner being the PLACE OF BEGINNING;

Thence North 43 deg. 33 min. 18 sec. East, a distance of 378.72 feet to a 1/2 inch iron rod set for corner;

Thence South 69 deg. 14 min. 31 sec. East, a distance of 42.89 feet to a 1/2 inch iron rod found at the Southwest corner of a remainder tract of land described in deed to Rose Ann Smith Hayes, recorded in Volume 1427, Page 105 (D.R.K.C.T.);

Thence 43 deg. 32 min. 01 sec. West, a distance of 396.18 feet to a point for corner;

Thence North 45 deg. 33 min. 49 sec. West, a distance of 39.69 feet to the PLACE OF BEGINNING and containing 15,343 sq. ft. or 0.35 of an acre of land.

TITLE AND ABSTRACTING WORK FURNISHED BY CHICAGO TITLE

PROPERTY SUBJECT TO
EASEMENTS & RESTRICTIONS
VOLUME 964, PAGE 985
VOLUME 302, PAGE 411
VOLUME 729, PAGE 572
VOLUME 966, PAGE 371

THE ABOVE DESCRIBED PROPERTY DOES LIE IN A FLOOD HAZARD AREA ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.
48257C0100D

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR CHICAGO TITLE / WEST BENSON & LORI WINDHAM

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

LEGEND

WOOD FENCE	TEXT
CHAIN LINK	IMPROVEMENTS
IRON FENCE	BOUNDARY LINE
WIRE FENCE	EASEMENT SETBACK
	RESIDENCE

CM – CONTROLLING MONUMENT
MRD – MONUMENTS OF RECORD DIGNITY
1/2" IRON ROD FOUND
1/2" YELLOW-CAPPED IRON ROD SET
SET "X"
FOUND "X"
5/8" IRON ROD FOUND
POINT FOR CORNER
© – CABLE
CO – CLEAN OUT
GM – GAS METER
FH – FIRE HYDRANT
LP – LIGHT POLE
MH – MANHOLE
(UNLESS OTHERWISE NOTED)
E – ELECTRIC
PE – POOL EQUIP.
PP – POWER POLE
T – TELEPHONE
W – WATER METER
WV – WATER VALVE

SURVEY PLAT

BURNS SURVEYING

BARRY S. RHODES Registered Professional Land Surveyor (214) 326–1090
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 19060 COUNTY ROAD 324, in the city of TERRELL Texas.

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

STATE OF TEXAS REGISTERED BARRY S. RHODES 3691 PROFESSIONAL LAND SURVEYOR

Scale: 1" = 100'
Date: 09–26–2019
G. F. No.: 8058661900122
Job no.: 201907205
Drawn by: B.M.

7509 PENNRIDGE CIRCLE
ROWLETT, TEXAS 75088
PHONE 214–326–1090