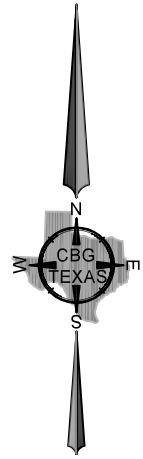


0 50 100 150

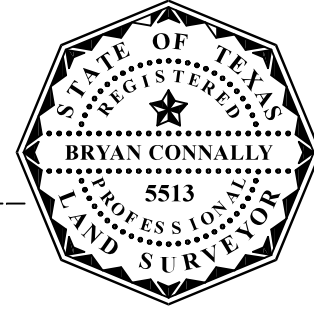


SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Ninja Solutions Ins and National Title Group Lathram Pou and Associates, in connection with the transaction described in G.F. No. 252300475 that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 7th day of June, 2023

Bryan Connally
Registered Professional Land Surveyor



U.S. Highway 175

Being a tract of land situated in the C.A. Lovejoy Survey, Abstract No. 302, Kaufman County, Texas, same being that tract of land conveyed to Frankie Dewayne Vrzalik, by deed recorded in Volume 5793, Page 410, Deed Records of Kaufman County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of that tract of land conveyed to International Church of the Foursquare Gospel, by deed recorded in Volume 1255, Page 845, Deed Records of Kaufman County, Texas, and lying along the Southwest line of U.S Highway 175 (variable width right-of-way), from which a concrete monument found bears South 71 degrees 35 minutes 40 seconds East, a distance of 90.77 feet, for reference;

THENCE South 16 degrees 26 minutes 16 seconds West, along the West line of said International Church of the Foursquare Gospel tract, a distance of 352.71 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Southwest corner of said International Church of the Foursquare Gospel tract, and lying along the North line of that tract of land conveyed to William Murray Long and spouse, Rebecca Wharton Long (Parcel 2), by deed recorded in Volume 5297, Page 97, Deed Records of Kaufman County, Texas;

THENCE North 65 degrees 49 minutes 05 seconds West, along said North line of Long tract (Parcel 2), a distance of 685.74 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the North corner of Long tract (Parcel 2), said corner lying along the centerline of the Old Channel of Kings Creek;

THENCE with the centerline of the Old Channel of Kings Creek the following courses and distances:

North 44 degrees 38 minutes 28 seconds East, a distance of 107.34 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner;

North 85 degrees 40 minutes 41 seconds East, a distance of 84.63 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner;

South 72 degrees 11 minutes 21 seconds East, a distance of 113.69 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner;

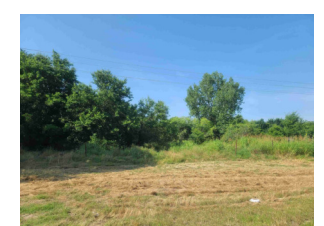
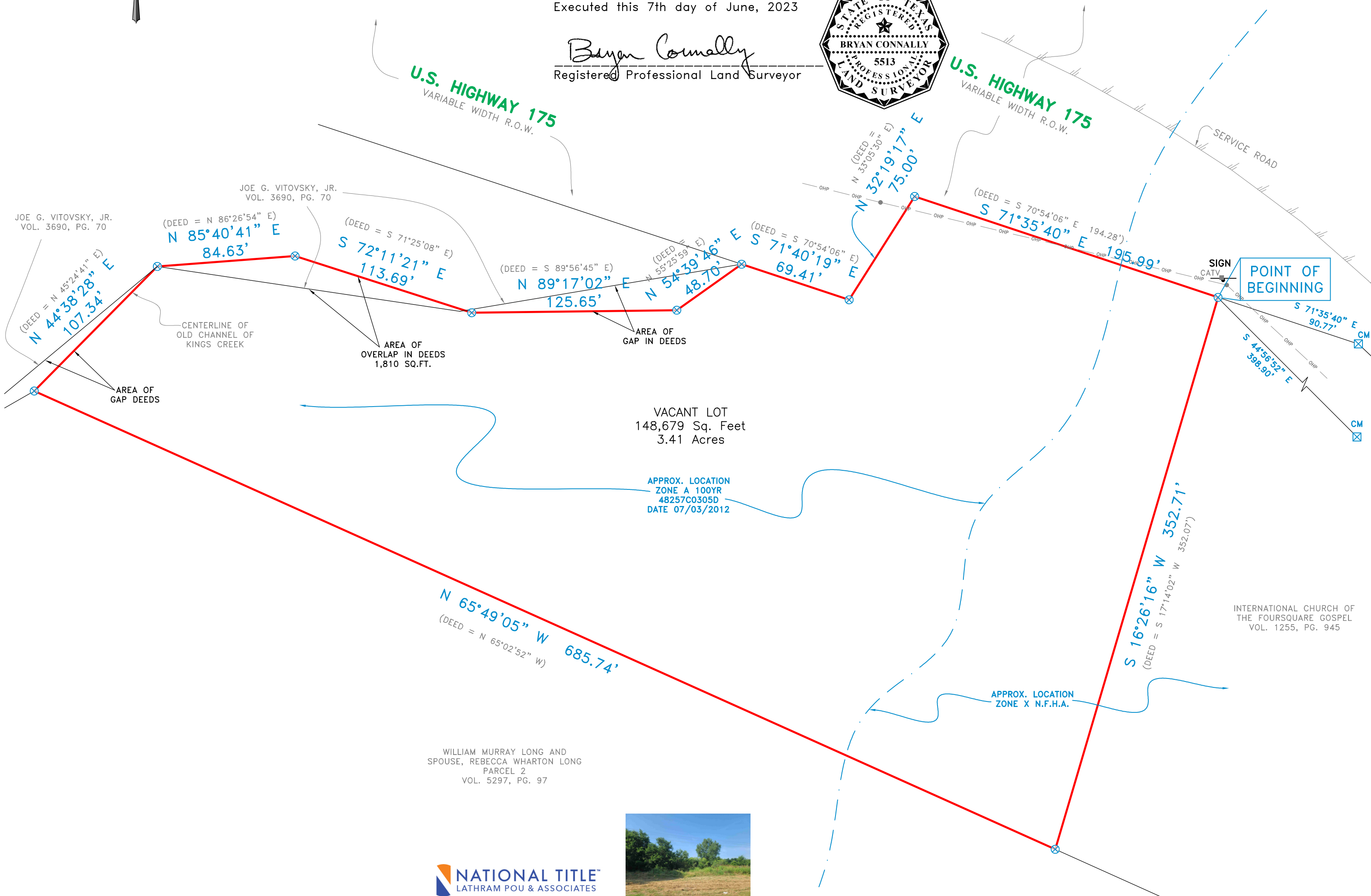
North 89 degrees 17 minutes 02 seconds East, a distance of 125.65 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner;

North 54 degrees 39 minutes 46 seconds East, a distance of 48.70 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the East corner of that tract of land conveyed to Joe G. Vitovsky, Jr., by deed recorded in Volume 3690, Page 70, Deed Records of Kaufman County, Texas, and lying along the South line of aforementioned U.S. Highway 175;

THENCE South 71 degrees 40 minutes 19 seconds East, a distance of 69.41 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner;

THENCE North 32 degrees 19 minutes 17 seconds East, a distance of 75.00 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner;

THENCE South 71 degrees 35 minutes 40 seconds East, along said South line of U.S. Highway 175, a distance of 195.99 feet to the POINT OF BEGINNING and containing 148,679 square feet or 3.41 acres of land.



NOTE: According to the F.I.R.M. in Map No. 48257C0305D, this property does lie in Zone A and DOES lie within the 100 year flood zone. Except as shown.

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

NOTES:
BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE.

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY: VOLUME 399, PAGE 383, VOLUME 315, PAGE 183

REVISIONS		
DATE	BY	NOTES

LEGEND	
○ 1/2" IRON ROD FOUND	PE - POOL EQUIPMENT
⊗ 1/2" IRON ROD SET	■ COLUMN
○ 1" IRON PIPE FOUND	AC - AIR CONDITIONING
□ FENCE POST CORNER	⊕ FIRE HYDRANT
⊗ CONCRETE MONUMENT	▭ COVERED PORCH, DECK OR CARPORT
⊗ 5/8" ROD FOUND	— OES - OES OVERHEAD ELECTRIC SERVICE
▲ UNDERGROUND ELECTRIC	— OHP - OHP OVERHEAD POWER LINE
△ OVERHEAD ELECTRIC	▭ CONCRETE PAVING
● POWER POLE	▭ DOUBLE SIDED WOOD FENCE
⊕ POINT FOR CORNER	▭ GRAVEL/ROCK ROAD OR DRIVE

1413 E. IH-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtllc.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 50'	06/07/2023	2308463	SEE CERT.	MARIA

METES AND BOUNDS

C.A. LOVEJOY SURVEY, ABSTRACT NO. 302

KAUFMAN COUNTY, TEXAS

U.S. HIGHWAY 175