

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED INCLUDING TITLE RESOURCES GUARANTY CO., THREE FORKS TITLE CO. LLC D/B/A RANGER TITLE CO. GF No. F251495K, TBD (LENDER PLACEHOLDER), EAST BROAD STREET HOLDINGS LLC:  
THIS IS TO CERTIFY THAT I HAVE THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF THE PROPERTY LOCATED AT 905 EAST BROAD STREET IN THE CITY OF FORNEY, KAUFMAN COUNTY, TEXAS,

**BEING** all that certain tract or parcels of land situated in the John Gregg Survey, Abstract No. 171, Kaufman County, Texas, being a tract of land conveyed to SKW Holdings, LTD as recorded in Volume 1343, Page 294 of the Official Public Records of Kaufman County, Texas and being more particularly described as follows:  
**BEGINNING** at the northeast corner of said SKW tract, the northwest corner of the Allan O. Cook, Jr. tract as recorded in Volume 7519, Page 403 of said Public Records and on the southwesterly line of East Broad Street, a ½ inch capped iron rod found for corner;  
**THENCE** S 37° 03' 09" W, along the common line of said SKW and Cook tracts, a distance of 312.60 feet to a point on a northeasterly line of the Texas and Pacific Railroad right of way and at the beginning of a curve to the right, said curve having a radius of 1,845.08 feet and a chord bearing and distance of N 56° 46' 02" W – 347.34 feet, a 5/8 inch iron rod found for corner;  
**THENCE** along said northeasterly line and said curve, an arc distance of 347.86 feet to the southeast corner of a second SKW Holdings, LTS tract as recorded in Volume 7023, Page 380 of said Public Records, a 5/8 inch iron rod found for corner;  
**THENCE** N 37° 47' 56" E, along the common line of said SKW tracts, a distance of 145.98 feet an "x" cut set for corner;  
**THENCE** N 52° 07' 34" W, continuing along said common line, a distance of 17.64 feet an "x" cut set for corner;  
**THENCE** N 37° 50' 44" E, continuing along said common line, a distance of 175.88 feet to the northeast corner of said second SKW tract and on said southwesterly line of East Broad Street, a 5/8 inch iron rod with cap stamped "MAYO-WRIGHT" set (5/8CIRS) for corner  
**THENCE** S 54° 05' 43" E, along said southwesterly line, a distance of 209.47 feet to the beginning of a curve to the right, said curve having a radius of 1,762.42 feet and a chord bearing and distance of S 56° 32' 47" E – 150.74 feet, a 5/8 inch iron rod with cap stamped "MAYO-WRIGHT" set (5/8CIRS) for corner;  
**THENCE** along said southwesterly line and said curve, an arc distance of 150.79 feet to the **POINT OF BEGINNING** and containing 113,550 square feet or 2.6067 acres of land of within these metes and bounds as recited.

NOTES FROM SCHEDULE B:

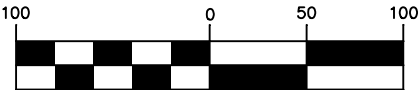
- f. Easements, dedications, building lines and all other matters shown or stated on the plat recorded in/under Volume 225, Page 384, of the Plat Records of Kaufman County, Texas (NO PLOTTABLE ELEMENTS)
- g. Easement and/or Right-of-Way to W & L, Inc., as shown and/or stated in instrument recorded under Volume 659, Page 85 of the Deed Records of Kaufman County, Texas ( 10' ALONG EXISTING SPUR LINE-SHOWN HEREON EXTENDED PAST VISIBLE TRACKS TO BUILDING)
- h. Easement and/or Right-of-Way by Court Order to Quest Communications Company, LLC, et al as shown and/or stated in instrument recorded under Volume 4837, Page 101 of the Official Public Records of Kaufman County, Texas (NO PLOTTABLE ELEMENTS)
- i. Terms, conditions and stipulations set out in Lease Agreement dated March 9, 1998, by and between Classic Industries, Inc. (Lessor) and Dallas SMSA Limited Partnership (Lessee), as evidenced by Memorandum recorded in Volume 1314, Page 703, Real Property Records, Kaufman County, Texas; assigned thereon to TPA III, LLC, a Delaware limited liability company, by instrument dated May 28, 2020, recorded in Volume 6433, Page 288, Official Public Records, Kaufman County, Texas (SHOWN HEREON)
- j. Terms, conditions and stipulations set out in Lease Agreement dated July 28, 2009, by and between SKW Holdings, Ltd., a Texas limited partnership (Lessor) and Dallas SMSA Tower Holdings, LP, a Delaware limited partnership (Lessee), as evidenced by Memorandum recorded in Volume 3669, Page 604, Official Public Records, Kaufman County, Texas (SHOWN HEREON)
- k. Terms, conditions, stipulations and provisions contained in Easement and Lease Assignment Agreement dated May 28, 2020, by and between SKW Holdings, Ltd., a Texas limited partnership and TPA III, LLC, a Delaware limited liability company , recorded in Volume 6433, Page 275, Official Public Records, Kaufman County, Texas (SHOWN HEREON)
- l. Terms, conditions and stipulations set out in Sublease Agreement dated December 14, 2000, by and between Dallas SMSA Tower Holdings LLC, a Delaware limited liability company (Lessor) and Southern Towers, Inc., a Delaware corporation (Lessee), as evidenced by Memorandum recorded in Volume 2468, Page 521, Real Property Records, Kaufman County, Texas; assigned thereon by Assignment and Assumption of Lease or other agreement dated February 28, 2007 from Southern Towers, LLC, a Delaware limited liability company to American Tower Asset Sub II, LLC, a Delaware limited liability company, recorded in Volume 3327, Page 584, Real Property Records, Kaufman County, Texas (SHOWN HEREON)
- m. Terms, conditions, stipulations and provisions contained in Memorandum of Site Agreement dated November 25, 2003, by and between Southern Towers, Inc., a Delaware corporation and Voicestream GSM I Operating Company, LLC, a Delaware limited liability company, recorded in Volume 2324, Page 298, Real Property Records, Kaufman County, Texas (SHOWN HEREON)

I, Brian C. Wright, Registered Professional Land Surveyor No. 4560, do hereby certify that the plat shown hereon was prepared from an actual survey made on the ground under my supervision and conforms to the Texas Board of Professional Engineering and Land Surveying minimum standards adopted September 30, 2020; the size, location and types of improvements are shown with setback dimensions where applicable. There are no apparent visible encroachments, conflicts or protrusions except as shown. All easements shown are per the reference plat unless noted otherwise. This plat was prepared specifically for the transaction referenced below. The undersigned assumes no responsibility for any other use.

*Brian C. Wright* 12/05/25  
BRIAN C. WRIGHT, R.P.L.S. No. 4560  
ADDED EASEMENT AND NOTE 12/22/25



GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

Notes:

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

FLOOD STAMP  
IT APPEARS THROUGH VISUAL INTERPOLATION THAT ACCORDING TO THE FLOOD INSURANCE RATE MAPS, PANEL NO. 48257C0155E, THIS PROPERTY IS NOT IN A FLOOD PRONE AREA, ZONE X

THREE FORKS TITLE CO. LLC D/B/A RANGER TITLE CO.  
G.F. NO.: F251495K  
PURCHASER: EAST BROAD STREET HOLDINGS LLC

**MW** MAYO-WRIGHT CONSULTANTS  
329 OAKS TRL. STE. 222  
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972-346-5203  
CONSULTANTS  
WWW.MAYO-WRIGHT.COM  
TBPLS FIRM No.: 10194516

PROJECT # 250475

