

LEGAL DESCRIPTION

BEGINNING at a 1-inch iron pipe found at the most Southern corner of said called 192.17-acre tract, being the most Western corner of that certain called 266.949-acre tract of land described in deed to Sai/Back Partners, recorded in Volume 2226, Page 464 of the Real Property Records of Johnson County, Texas, lying in the Southwest line of aforesaid Kemp Survey, being the Northeast line of the M. D. Dickey Survey, Abstract No. 195 and lying near the Northeast edge of government for Jessica Drive;

THENCE along the Southwest boundary line of said called 192.17-acre tract with the Northeast line of Jessica Drive as follows:

N 30° 18' 56" W, with the common line between said Kemp Survey and said Dickey Survey, passing the Northwest corner of said Kemp Survey, being the Southwest corner of aforesaid Styles Survey and continuing in all a total distance of 1259.75 feet to a 1-1/4 inch iron pipe found at the most Eastern corner of that certain called 21.847-acre tract of land described in deed to BNM Real Estate, LLC, recorded in Instrument No. 2020-13642 of the Real Property Records of Johnson County, Texas;

N 30° 18' 53" W, 808.41 feet with the common line between said Styles Survey and said Dickey Survey and the Northeast boundary line of said BNM Real Estate Tract to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the most Southern corner of that certain called 43,330-acre tract of land described in deed to Mansfield Economic Development Corporation, recorded in Instrument No. 2016-26125 of the Real Property Records of Johnson County, Texas, and from which a railroad spike at the most Northern corner of said BNM Real Estate Tract bears N 30° 18' 53" W, 274.19 feet;

THENCE N 59° 41' 46" E, 1470.00 feet along the Southeast boundary line of said School District Tract to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the most Eastern corner thereof;

THENCE N 30° 18' 14" W, 1198.37 feet along the Northeast boundary line of said School District Tract to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the most Northern corner thereof, lying in the Northern boundary line of aforesaid called 192.17-acre tract, being the Southeast boundary line of that certain called 14.395-acre tract of land described in deed to Mansfield Economic Development Corporation, recorded in Instrument No. 2016-26125 of the Real Property Records of Johnson County, Texas, from which a 1/2-inch iron rod found at the most Southern corner of said called 14.395-acre tract bears S 66° 32' 05" W, 249.02 feet and lying in the Northwest line of Hanks Street;

THENCE N 66° 32' 05" E, at 168.21 feet passing a 1/2-inch iron rod found with yellow plastic cap stamped "BRITAIN & CRAWFORD" at 654.89 feet passing a 1/2-inch iron rod found with yellow plastic cap stamped "BRITAIN & CRAWFORD" in the asphalt pavement for said Hanks Street at the most Eastern corner of said called 14.395-acre tract, being the most Southern corner of that certain called 0.709-acre tract described in deed to Mansfield Economic Development Corporation, recorded in Instrument No. 2020-1750 of the Real Property Records of Johnson County, Texas and continuing in all a total distance of 691.89 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" in the Southwest boundary line of that certain called 14.395-acre tract of land described in deed to Mansfield Economic Development Corporation, recorded in Instrument No. 2016-26125 of the Real Property Records of Johnson County, Texas and lying in the Southwest boundary line of that certain called 155.288-acre tract of land described in deed to Mansfield Economic Development Corporation, recorded in Instrument No. 2017-14639 of the Real Property Records of Johnson County, Texas;

THENCE S 30° 35' 29" E, 59.63 feet along the Southwest right-of-way line of said public road with the Southwest boundary line of said called 155.288-acre tract to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the Northwest corner of aforesaid called 3.151-acre tract;

THENCE N 62° 14' 05" E, 141.95 feet along the common boundary line between said called 3.151-acre tract and Southeast right-of-way line of said public road to a 1/2-inch iron rod found at the most Northern corner of said called 3.151-acre tract, lying in the Westery right-of-way line of 7th Street (a 70-foot wide right-of-way);

THENCE along the Easterly boundary line of said called 3.151-acre tract with the Westery right-of-way line of 7th Street as follows:

SOUTHEASTERLY, 220.08 feet along a Curve to the Right, having a radius of 965.00 feet, a central angle of 13° 04' 02" and a chord bearing S 19° 26' 42" E, 219.61 feet to a 1/2-inch iron rod found at the End of said Curve;

S 12° 54' 41" E, 1411.34 feet to a 1/2-inch iron rod found with yellow plastic cap (unreadable) at the Beginning of a Curve to the Left;

SOUTHEASTERLY, 206.78 feet along said Curve to the Left, having a radius of 1055.00 feet, a central angle of 11° 13' 49" and a chord bearing S 18° 31' 36" E, 206.45 feet to a 1/2-inch iron rod set with orange plastic cap stamped "R. W. COOMBS RPLS 5294" at the Southeast corner of aforesaid called 3.151-acre tract, lying in the Northern right-of-way line of Klein Boulevard (a 90-foot wide right-of-way) as delineated by plot for Mansfield DDF4, an addition to the City of Mansfield, Texas, as recorded in Instrument No. 225-2020 of the Plot Records of Johnson County, Texas;

THENCE S 60° 11' 50" W, at 0.52 feet passing a 1/2-inch iron rod found with yellow plastic cap stamped "GOODWIN & MARSHALL" and continuing in all a total distance of 64.35 feet along the Southern boundary line of said called 3.151-acre tract with the Northern right-of-way line of said Klein Boulevard to a 1/2-inch iron rod found with yellow plastic cap stamped "GOODWIN & MARSHALL" at the Southwest corner of said called 3.151-acre tract, being the Westery right-of-way line of said Klein Boulevard, lying in the Northeast boundary line of aforesaid called 192.17-acre tract and also lying in the approximate Northeast line of aforesaid Styles Survey and the approximate Southwest line of aforesaid Wheeler Survey;

THENCE along the Northeast boundary line of said called 192.17-acre tract with the common approximate survey line between said Styles Survey and said Wheeler Survey as follows:

S 28° 40' 13" E, 38.95 feet with the said Westery right-of-way line of Klein Boulevard to a 1/2-inch iron rod found with yellow plastic cap stamped "PACHECO KOCH";

S 29° 25' 13" E, continuing with the said Westery right-of-way line of Klein Boulevard at 51.09 feet passing a 1/2-inch iron rod found with yellow plastic cap stamped "GOODWIN & MARSHALL" at the most Westery right-of-way line of a public road according to the plot of Easy Drive, 7th Street and Klein Boulevard, being the most Northern corner of aforesaid Kemp Survey, at 1243.41 feet passing another 1/2-inch iron rod found with yellow plastic cap stamped "GOODWIN & MARSHALL" at the most Southern corner of said Lot 4, lying in the Westery boundary line of Lot 3, Block 1, said Mansfield DDF4 and continuing in all a total distance of 1341.70 feet to a 2-inch iron pipe found at the most Eastern corner of said called 192.17-acre tract, being the most Northern corner of aforesaid called 266.949-acre tract;

THENCE S 60° 34' 40" W, 1708.07 feet along the common boundary line between said called 192.17-acre tract and said called 266.949-acre tract to the PLACE OF BEGINNING, containing 103.168 acres of land.

Exhibit 11 to 2026 Listing Agreement for sale of Jessica

BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE (NAD 83).

IPF DENOTES IRON PIPE FOUND
 IRF DENOTES IRON ROD FOUND
 IRS DENOTES IRON ROD SET
 W/ORANGE PLASTIC CAP STAMPED
 "R. W. COOMBS RPLS 5294"
 "B&C" DENOTES "BRITAIN & CRAWFORD"
 "PK" DENOTES "PACHECO KOCH"
 "G&M" DENOTES "GOODWIN & MARSHALL"
 C.M. DENOTES CONTROLLING MONUMENT

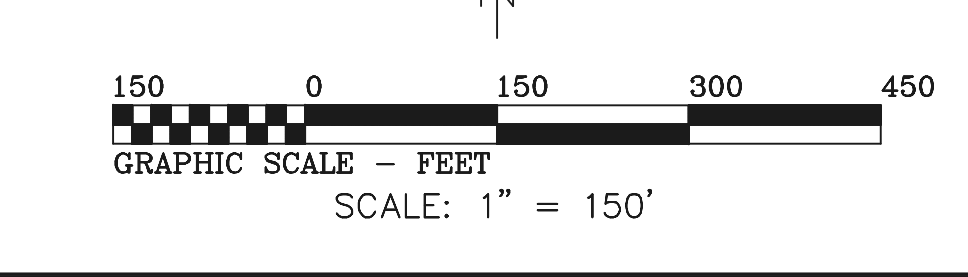
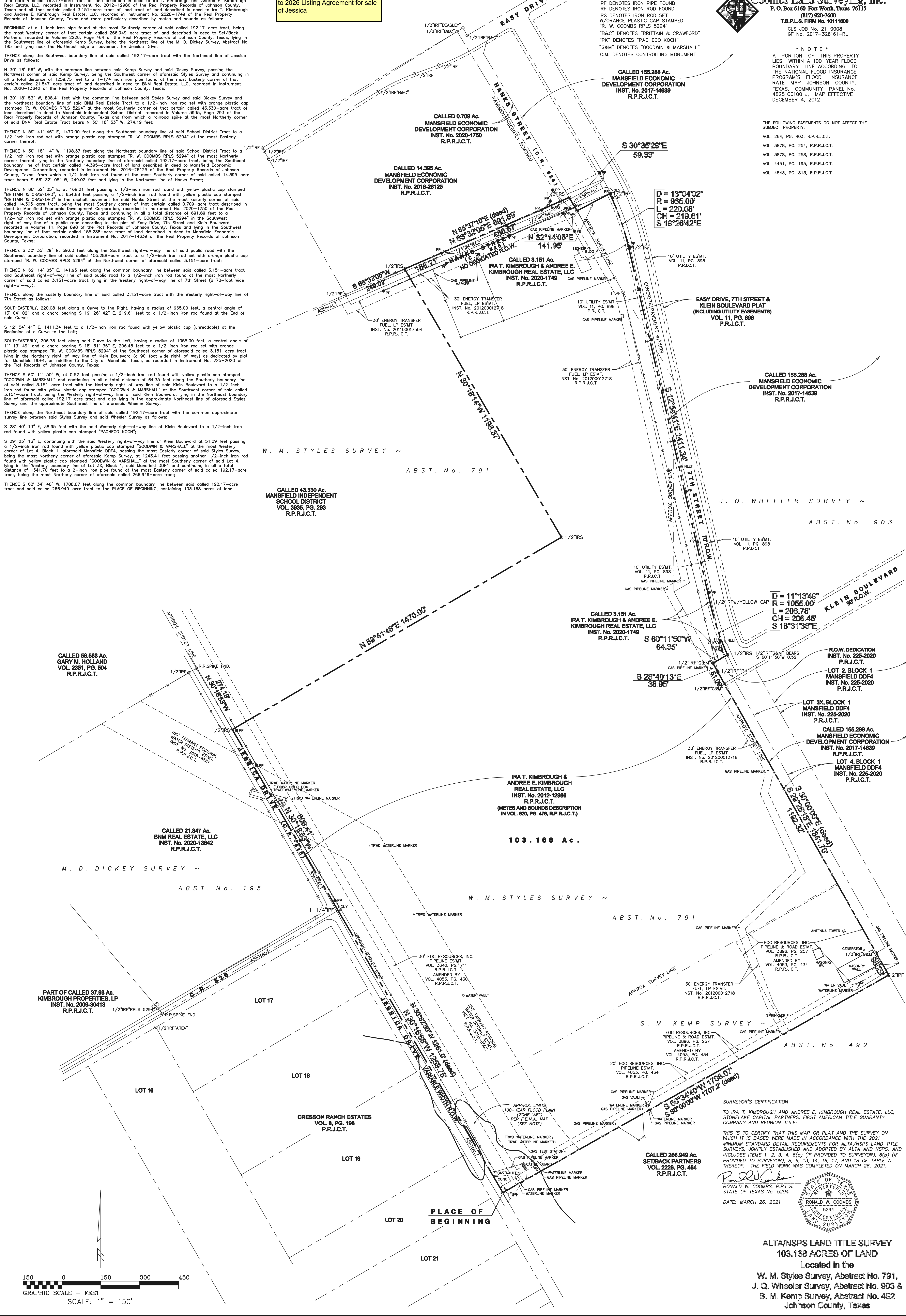
Coombs Land Surveying, Inc.
 P. O. Box 6160 Fort Worth, Texas 76115
 (817) 920-7600
 T.B.P.L.S. FIRM No. 10111800
 CLS JOB No. 21-0008
 GF No. 2017-326161-RU

* N O T E *

A PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP JOHNSON COUNTY, TEXAS, COMMUNITY PANEL NO. 482510010 J, MAP EFFECTIVE DECEMBER 4, 2012

THE FOLLOWING EASEMENTS DO NOT AFFECT THE SUBJECT PROPERTY:

VOL. 264, PG. 403, R.P.R.J.C.T.
 VOL. 3878, PG. 254, R.P.R.J.C.T.
 VOL. 3878, PG. 258, R.P.R.J.C.T.
 VOL. 4451, PG. 195, R.P.R.J.C.T.
 VOL. 4543, PG. 813, R.P.R.J.C.T.



SURVEYOR'S CERTIFICATION

TO IRA T. KIMBROUGH AND ANDREE E. KIMBROUGH REAL ESTATE, LLC, STONELAKE CAPITAL PARTNERS, FIRST AMERICAN TITLE GUARANTY COMPANY AND REUNION TITLE:

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a) (IF PROVIDED TO SURVEYOR), 6(b) (IF PROVIDED TO SURVEYOR), 8, 9, 13, 14, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 26, 2021.

Ronald W. Coombs
 RONALD W. COOMBS, R.P.L.S.
 STATE OF TEXAS No. 5294
 DATE: MARCH 26, 2021

PROFESSIONAL LAND SURVEYOR
 RONALD W. COOMBS
 5294

ALTA/NSPS LAND TITLE SURVEY
 103.168 ACRES OF LAND
 Located in the
 W. M. Styles Survey, Abstract No. 791,
 J. Q. Wheeler Survey, Abstract No. 903 &
 S. M. Kemp Survey, Abstract No. 492
 Johnson County, Texas