

PROPERTY DESCRIPTION

STATE OF TEXAS:
COUNTY OF KAUFMAN:
ALL THAT CERTAIN LOTS, TRACTS OR PARCELS OF LAND LOCATED IN THE ORIGINAL TOWN OF TERRELL, IN ADDITION TO THE PRO-BUILD REAL ESTATE HOLDINGS LLC IN DEED RECORDED IN VOLUME 3625, PAGE 559 REAL PROPERTY RECORDS, KAUFMAN COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT PK NAIL SET FOR CORNER IN THE EAST LINE OF S. CALLIE STREET AN 80 FOOT RIGHT-OF-WAY, SAID POINT BEING THE MOST WESTERLY NORTHEAST CORNER OF HEREIN DESCRIBED TRACT AND THE SOUTHWEST CORNER OF BLOCK 104, AS CONVERTED TO UNION PACIFIC RAILROAD COMPANY RECORDS IN VOLUME 2113, PAGE 382 REAL PROPERTY RECORDS, KAUFMAN COUNTY, TEXAS;
THENCE SOUTH 83 DEGREES 00 MINUTES 50 SECONDS EAST ALONG THE SOUTH LINE OF SAID UNION PACIFIC RAILROAD TRACT PASSING A 1/2 INCH IRON ROD FOUND AT 3.87 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 330.00 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A FOR A TOTAL DISTANCE OF 330.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT AND THE NORTHWEST CORNER OF A TRACT OF LAND COMPANY RECORDED IN VOLUME 3415, PAGE 140 REAL PROPERTY RECORDS, KAUFMAN COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR WITNESS BEARS SOUTH 65 DEGREES 18 MINUTES 53 SECONDS EAST - 4.06 FEET;
THENCE NORTH 07 DEGREES 29 MINUTES 09 SECONDS EAST ALONG THE EAST LINE OF SAID TRACT A DISTANCE OF 250.00 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A FOR A CORNER IN THE SOUTH LINE OF E. TEMPLE STREET AT 80 FOOT ROAD EASEMENT RECORDED IN VOLUME 679, PAGE 798 DEED RECORDS, KAUFMAN COUNTY, TEXAS;
THENCE SOUTH 83 DEGREES 00 MINUTES 50 SECONDS EAST ALONG THE SOUTH LINE OF SAID ROAD EASEMENT PASSING A 1/2 INCH IRON ROD FOUND IN CONCRETE AT 2.19 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 455.82 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT AND THE NORTHWEST CORNER OF A TRACT OF LAND CONNECTED TO WOODMONT BLOC LP RECORDED IN VOLUME 2876, PAGE 145 DEED RECORDS, KAUFMAN COUNTY, TEXAS;
THENCE SOUTH 06 DEGREES 48 MINUTES 49 SECONDS WEST ALONG THE WEST LINE OF SAID WOODMONT TRACT AND THE WEST LINE OF MAYFIELD STREET PASSING A RAILROAD IRON FOUND 108.96 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 267.06 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT AND THE NORTHWEST CORNER OF A TRACT OF LAND COMPANY RECORDED IN VOLUME 3415, PAGE 140 REAL PROPERTY RECORDS, KAUFMAN COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR WITNESS BEARS SOUTH 65 DEGREES 18 MINUTES 53 SECONDS EAST - 4.06 FEET;
THENCE SOUTH 44 DEGREES 06 MINUTES 21 SECONDS WEST ALONG THE NORTHWEST LINE OF SAID ESTATE HOLDINGS TRACT A DISTANCE OF 1322.59 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT AND THE NORTHWEST CORNER OF A TRACT OF LAND COMPANY RECORDED IN VOLUME 3415, PAGE 140 REAL PROPERTY RECORDS, KAUFMAN COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR WITNESS BEARS SOUTH 06 DEGREES 48 MINUTES 49 SECONDS WEST - 7.30 FEET;
THENCE SOUTH 07 DEGREES 29 MINUTES 09 SECONDS EAST ALONG THE EAST LINE OF SAID S. CALLIE STREET 80' R.O.W. TO THE PLACE OF BEGINNING AND CONTAINING 543,801.903 SQUARE FEET OR 12.484 ACRES OF LAND.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR (BRIAN GALLIA) HEREBY CERTIFIES TO (CHICAGO TITLE INSURANCE CO., RANGER TITLE CO., JENCO PROPERTIES AND/OR ASSON AND PROBABIL REAL ESTATE HOLDINGS, LLC), IN CONNECTION WITH THE TRANSACTION DESCRIBED IN G.F. 1110894K 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. THIS PROPERTY LIES WHOLLY WITHIN THE TRACT OF LAND CONVEYED TO PRO-BUILD REAL ESTATE HOLDINGS, LLC BY THE DEED RECORDED IN VOLUME 3625, PAGE 559 REAL PROPERTY RECORDS, KAUFMAN COUNTY, TEXAS, AND THAT THE SOUTH LINE OF TEMPLE STREET IS THE NORTH LINE OF HEREIN DESCRIBED TRACT. THIS SURVEY IS NOT VALID WITHOUT A SEAL AND SIGNATURE.

EXECUTED THIS 28TH DAY OF JUNE, 2011

BRIAN GALLIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5569



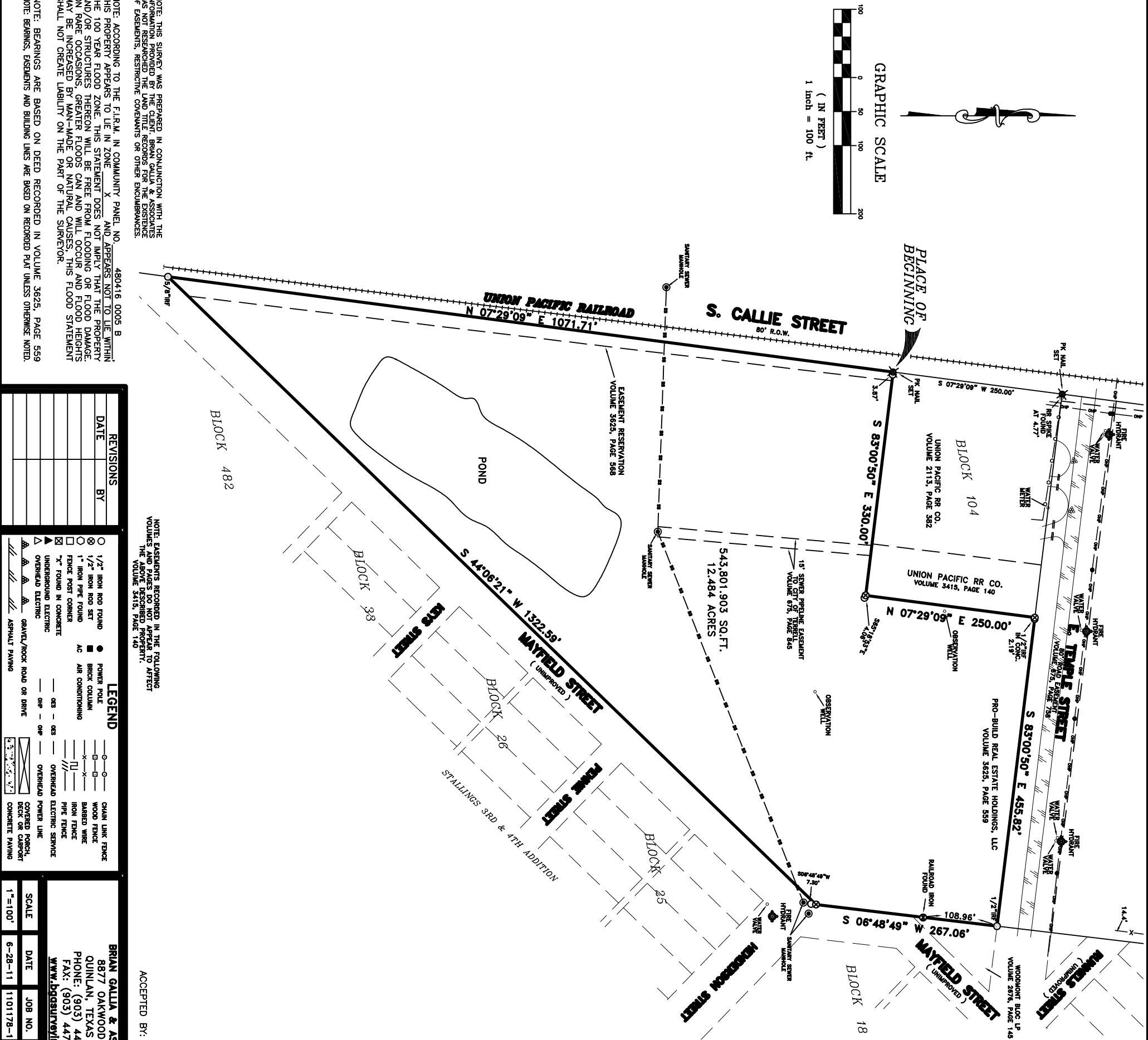
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| LEGEND | |
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| <input type="radio"/> 1/2" IRON ROD FOUND | <input type="radio"/> POWER POLE |
| <input type="radio"/> 1/2" IRON PIPE FOUND | <input type="radio"/> BRICK COLUMN |
| <input type="checkbox"/> FENCE POST CORNER | <input type="checkbox"/> AIR CONDITIONING |
| <input checked="" type="checkbox"/> "X" FOUND IN CONCRETE | <input type="checkbox"/> OVERHEAD ELECTRIC |
| <input type="checkbox"/> UNDERGROUND ELECTRIC | <input type="checkbox"/> OVERHEAD ELECTRIC SERVICE |
| <input type="checkbox"/> GRANT/ROCK ROAD OR DRIVE | <input type="checkbox"/> POWER LINE |
| <input type="checkbox"/> ASPHALT PAVING | <input type="checkbox"/> COVERED PORCH, DECK OR GARPORT |
| <input type="checkbox"/> CONCRETE PAVING | <input type="checkbox"/> CONCRETE PAVING |

| SCALE | DATE | JOB NO. | G.F. NO. | DRAWN |
|---------|---------|-----------|----------|--------|
| 1"=100' | 6-28-11 | 1101178-1 | 1110894K | BGG/PO |

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| BRIAN GALLIA & ASSOCIATES 8877 OAKWOOD ROAD QUINLAN, TEXAS 75474 PHONE: (903) 447-0658 FAX: (903) 447-0931 www.bgsurveying.com | | ORIGINAL TOWN OF TERRELL AND MOORE AND NASH ADDITION E. TEMPLE STREET CITY OF TERRELL, KAUFMAN COUNTY, TEXAS | |
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NOTE: THIS SURVEY WAS PREPARED IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT BRIAN GALLIA & ASSOCIATES. THE SURVEYOR HAS REVIEWED THE RECORDS AND ENCLOSURES OF EASEMENTS, RESTRICTIVE COVENANTS OR OTHER ENCUMBRANCES.

NOTE: ACCORDING TO THE F.I.R.M. IN COMMUNITY PANEL NO. 480416 0005 B THIS PROPERTY APPEARS TO BE IN ZONE X AND APPEARS NOT TO BE WITHIN THE 100 YEAR FLOOD ZONE. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

NOTE: BEARINGS ARE BASED ON DEED RECORDED IN VOLUME 3625, PAGE 559

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BASED ON RECORDED PLAT UNLESS OTHERWISE NOTED.