

**STATE OF TEXAS:  
COUNTY OF KAUFMAN:**

**BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE R.G. CARTWRIGHT SURVEY, ABSTRACT NO. 76, KAUFMAN COUNTY, TEXAS AND BEING A PORTION OF THOSE TRACTS OF LAND DESCRIBED IN DEEDS TO DWAYNE AND TERRI BAUMGARTNER, RECORDED IN DOCUMENT NO. 2020-0035676 AND DOCUMENT NO. 2020-0006301, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING AT A 1/2 INCH IRON ROD FOUND WITH YELLOW CAP STAMPED DL NEAGLE FOR CORNER IN THE RECOGNIZED SOUTHEAST RIGHT-OF-WAY LINE OF F.M. HIGHWAY 2728 (100' R.O.W.), SAID POINT BEING THE RECOGNIZED NORTH CORNER OF SAID BAUMGARTNER TRACT (DOC. NO. 2020-0035676) AND THE APPARENT WEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO FAIRVIEW MISSIONARY BAPTIST CHURCH, RECORDED IN VOLUME 327, PAGE 73, DEED RECORDS, KAUFMAN COUNTY, TEXAS;**

**THENCE SOUTH 11 DEGREES 33 MINUTES 55 SECONDS WEST, ALONG THE RECOGNIZED MOST NORTHERLY SOUTHEAST LINE OF SAID BAUMGARTNER TRACT (DOC. NO. 2020-0035676) AND THE APPARENT NORTHWEST LINE OF SAID FAIRVIEW MISSIONARY BAPTIST CHURCH TRACT, A DISTANCE OF 865.38 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER, SAID POINT BEING THE RECOGNIZED INNER ELL CORNER OF SAID BAUMGARTNER TRACT (DOC. NO. 2020-0035676) AND THE APPARENT SOUTH CORNER OF SAID FAIRVIEW MISSIONARY BAPTIST CHURCH TRACT;**

**THENCE NORTH 44 DEGREES 45 MINUTES 21 SECONDS EAST, ALONG THE RECOGNIZED MOST SOUTHERLY NORTHWEST LINE OF SAID BAUMGARTNER TRACT (DOC. NO. 2020-0035676) AND THE APPARENT SOUTHEAST LINE OF SAID FAIRVIEW MISSIONARY BAPTIST CHURCH TRACT, A DISTANCE OF 758.49 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW CAP STAMPED DL NEAGLE FOR CORNER IN THE APPARENT SOUTHWEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO HENRY C. AND GEORGIA M. SHEPARD, RECORDED IN VOLUME 797, PAGE 800, REAL PROPERTY RECORDS, KAUFMAN COUNTY, TEXAS, SAID POINT BEING THE MOST EASTERLY NORTH CORNER OF SAID BAUMGARTNER TRACT (DOC. NO. 2020-0035676) AND THE APPARENT EAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO WILLIAM FRISON, JR., RECORDED IN VOLUME 856, PAGE 131, REAL PROPERTY RECORDS, KAUFMAN COUNTY, TEXAS;**

**THENCE SOUTH 44 DEGREES 52 MINUTES 52 SECONDS EAST, ALONG THE RECOGNIZED MOST WESTERLY NORTHEAST LINE OF SAID BAUMGARTNER TRACT (DOC. NO. 2020-0035676) AND THE APPARENT SOUTHWEST LINE OF SAID SHEPARD TRACT, A DISTANCE OF 1340.25 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED INNER ELL CORNER OF SAID BAUMGARTNER TRACT (DOC. NO. 2020-0035676) AND THE APPARENT SOUTH CORNER OF SAID SHEPARD TRACT;**

**THENCE NORTH 46 DEGREES 46 MINUTES 24 SECONDS EAST, ALONG THE RECOGNIZED MOST EASTERLY NORTHWEST LINE OF SAID BAUMGARTNER TRACT (DOC. NO. 2020-0035676) AND THE APPARENT SOUTHEAST LINE OF SAID SHEPARD TRACT, A DISTANCE OF 72.73 FEET TO A 1 INCH IRON PIPE FOUND FOR CORNER, SAID POINT BEING THE RECOGNIZED MOST SOUTHERLY NORTH CORNER OF SAID BAUMGARTNER TRACT (DOC. NO. 2020-0035676) AND THE APPARENT WEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO SANDRA R. CHASTEEN, RECORDED IN DOCUMENT NO. 2017-0000445, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;**

**THENCE SOUTH 44 MINUTES 55 MINUTES 11 SECONDS EAST, ALONG THE RECOGNIZED COMMON NORTHEAST LINES OF SAID BAUMGARTNER TRACTS AND THE APPARENT SOUTHWEST LINE OF SAID CHASTEEN TRACT, A DISTANCE OF 1039.79 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW CAP STAMPED DL NEAGLE FOR CORNER, SAID POINT BEING THE RECOGNIZED EAST CORNER OF SAID BAUMGARTNER TRACT (DOC. NO. 2020-0006301) AND AN APPARENT INNER ELL CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO LOS PINCHES TACOS, LLC, RECORDED IN DOCUMENT NO. 2021-0041792, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;**

**THENCE SOUTH 45 DEGREES 15 MINUTE 42 SECONDS WEST, ALONG THE RECOGNIZED MOST NORTHERLY SOUTHEAST LINE OF SAID BAUMGARTNER TRACT (DOC. NO. 2020-0006301) AND THE APPARENT MOST SOUTHERLY NORTHWEST LINE OF SAID LOS PINCHES TACOS TRACT, PASSING A 3/8 INCH IRON ROD FOUND FOR WITNESS, THE RECOGNIZED INNER ELL CORNER OF SAID BAUMGARTNER TRACT (DOC. NO. 2020-0003601) AND THE APPARENT WEST CORNER OF SAID LOS PINCHES TACOS TRACT, AT 1650.34 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 2647.87 TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER, SAID POINT BEING THE SOUTH CORNER OF HEREIN DESCRIBED TRACT;**

**THENCE NORTH 45 DEGREES 02 MINUTES 12 SECONDS WEST, OVER AND UPON SAID BAUMGARTNER TRACTS, A DISTANCE OF 2381.94 FEET TO A 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED BG&A RPLS 5569 FOR CORNER IN THE RECOGNIZED SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY 2728 AND IN THE RECOGNIZED NORTHWEST LINE OF SAID BAUMGARTNER TRACT (DOC. NO. 2020-0035676), SAID POINT BEING THE WEST CORNER OF HEREIN DESCRIBED TRACT, FROM WHICH A CONCRETE MONUMENT FOUND FOR WITNESS BEARS SOUTH 34 DEGREES 42 MINUTES 46 SECONDS WEST – 1714.88 FEET;**

**THENCE NORTH 34 DEGREES 42 MINUTES 46 SECONDS EAST, ALONG THE RECOGNIZED SOUTHEAST RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY 2728 AND THE RECOGNIZED NORTHWEST LINE OF SAID BAUMGARTNER TRACT (DOC. NO. 2020-0035676), A DISTANCE OF 2586.17 FEET TO THE PLACE OF BEGINNING AND CONTAINING 6,647,191.84 SQ. FT. OR 152.600 ACRES OF LAND.**