

Being a 45.35 acre tract of land out of the D. FALCON SURVEY, Abstract No. 151 and the ANNA L. CARTER SURVEY, Abstract No. 98, Kaufman County, Texas, and being more particularly described by meets and bounds found in Volume 587, Page 608, Deed Records, Kaufman County, Texas.

SAVE & EXCEPT:

A 10.948 acre tract sold out by Warranty Deed from Rodney R. Adams to Kaufman ISD, recorded in Volume 670, Page 664, Deed Records, Kaufman County, Texas.

A 4.011 acre tract sold out by Warranty Deed from Rodney R. Adams to Wallace Dean Corporation, recorded in Volume 687, Page 148, Deed Records, Kaufman County, Texas.

A 1.972 acre tract sold out by Warranty Deed from Rodney R. Adams to Wallace Dean Corporation, recorded in Volume 687, Page 256, Deed Records, Kaufman County, Texas.

A 0.304 acre tract sold out by Warranty Deed from Rodney R. Adams to City of Kaufman, recorded in Volume 687, Page 262, Deed Records, Kaufman County, Texas.

A 0.122 acre tract sold out by Warranty Deed from Rodney R. Adams to Mary M. Bow, recorded in Volume 720, Page 294, Deed Records, Kaufman County, Texas.

A 1.360 acre tract sold out by Warrant Deed from Rodney R. Adams to Briarwood Kaufman, Ltd., recorded in Volume 761, Page 340, Deed Records, Kaufman County, Texas.

A 6.303 acre tract sold out by Warranty Deed from Rodney R. Adams to Robert C. Cates and Ollie Cates, recorded in Volume 932, Page 792, Deed Records, Kaufman County, Texas.

A 2.764 acre tract sold out by Warranty Deed from Rodney R. Adams to Cedar Ridge Apartments, Ltd., recorded in Volume 970, Page 784, Deed Records, Kaufman County, Texas.

Further Save & Except a 4.033 acre portion that has been platted out into VALLEY PARK, PHASE 2, recorded in Plat Volume 2, Page 49, Plat Records, Kaufman County, Texas.

A 4.487 acre portion that has been platted out into VALLEY PARK, PHASE 2, recorded in Plat Volume 2, Page 114, Plat Records, Kaufman County, Texas.

And a 3.947 acre portion that has been platted out into VALLEY PARK, PHASE 2, recorded in Plat Volume 2, Page 274, Plat Records, Kaufman County, Texas.