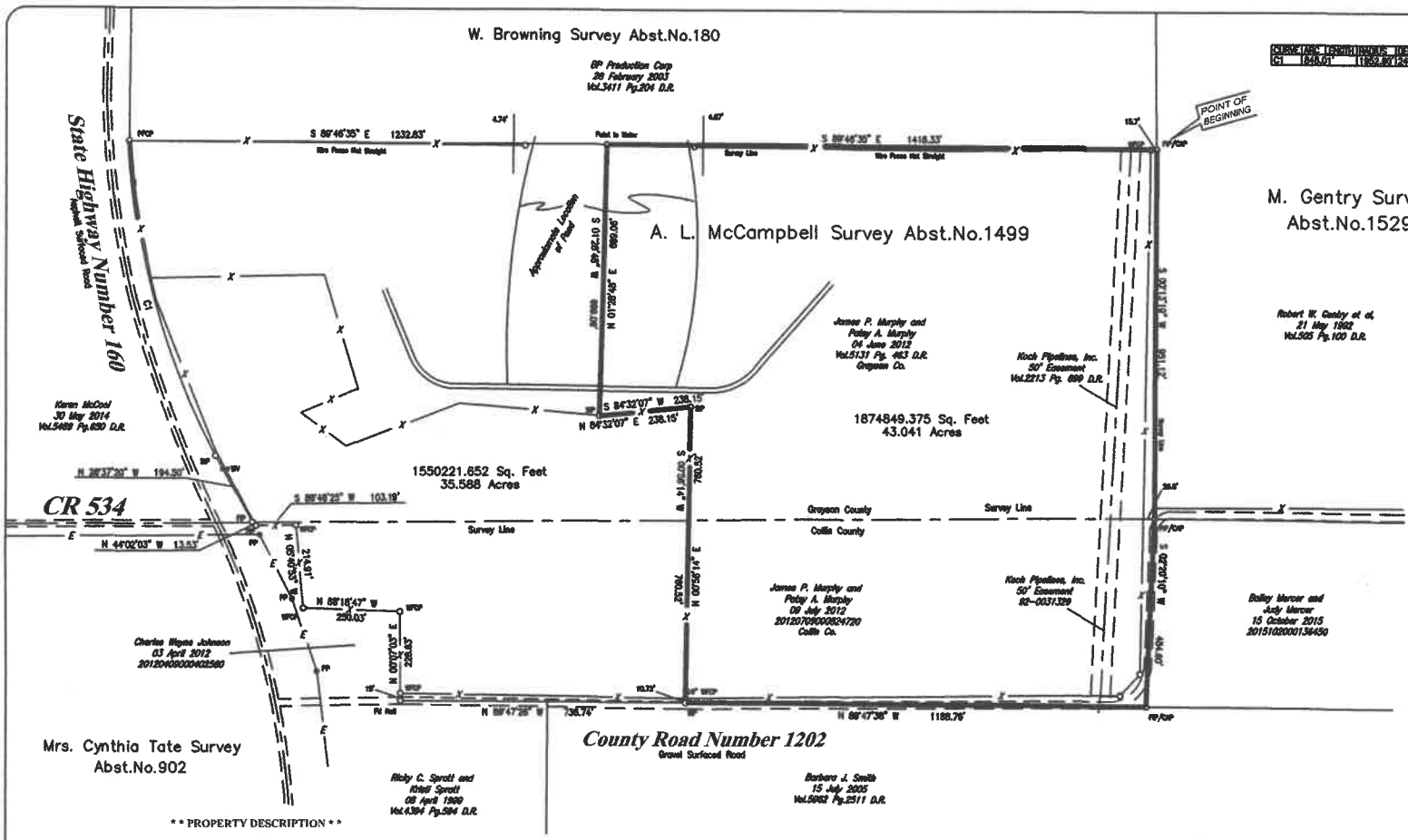

* * PROPERTY DESCRIPTION * *

All that certain tract or parcel of land situated in the A. L. McCampbell Survey, Abstract Number 1499, County of Grayson, and in the J. M. Mangrum Survey, Abstract Number 1075, County of Collin, State of Texas, said tract all of a tract as described in Deed to James P. Murphy and Patsy A. Murphy, filed 04 June 2012, and Recorded in Volume 5131 Page 463 of the Deed Records of the County of Grayson, State of Texas, and filed 09 July 2012, and in County Clerks Number 20120709000824720 of the Deed Records of the County of Collin, State of Texas, and being more fully described as follows:

Beginning for the northeast corner of the tract being described herein at a found ½ inch Steel Rebar, said rebar being the the northeast corner of said Murphy tract, and the northeast corner of said McCampbell Survey;

Thence: South 00 degrees 13 minutes 19 seconds West, with the east line of said Murphy tract, a distance of 951.12 feet to a found ½ inch Steel Rebar for a corner of this tract, and the northwest corner of a tract as described in deed to Bailey Mercer and Judy Mercer, filed 15 October 2015, and in County Clerks Number 20151020000136450 of said Deed Records;

Thence: South 02 degrees 20 minutes 10 seconds West, with the west line of said Mercer tract, and in County Road Number 1202, a distance of 484.60 feet to a found ½ inch Steel Rebar for the southeast corner of this tract, and the southwest corner of Mercer tract;

Thence: North 89 degrees 47 minutes 38 seconds West, with the south line of said Murphy tract, and in County Road Number 1202, a distance of 1188.76 feet to a set ½ inch Steel Square Tubing for the southwest corner of this tract;

Thence: North 00 degrees 58 minutes 14 seconds East, passing at 10.72 feet a wood fence corner post on the north side of said road and continuing on said course for a total distance of 760.52 feet to a set ½ inch Steel Square Tubing for a corner of this tract;

Thence: South 84 degrees 32 minutes 07 seconds West, a distance of 238.15 feet to a set ½ inch Steel Square Tubing for a corner of this tract;

Thence: North 01 degrees 28 minutes 48 seconds East, a distance of 699.06 feet to a point in the water for the northwest corner of this tract, and on the north line of said Murphy tract;

Thence: South 89 degrees 46 minutes 35 seconds East, with the north line of said Murphy tract, a distance of 1418.33 feet to the POINT OF BEGINNING and containing 43.041 acres of land.

The undersigned does hereby state to Bailey Mercer that a survey was made on the ground, dated 12 September 2016, on the property legally described hereon or in attached field notes and is correct; except as shown on the plat hereon, there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, overlapping of improvements, easements or right-of-ways, or of which I have been informed; that the quantity of land therein has been accurately calculated, that said property has access to and from a public roadway; and, that the plat hereon is a true, correct and accurate representation of the property described hereinabove.

This Plat and Description was prepared for the exclusive use of the person or persons named in the above statements. Said statement does not extend to any unnamed person without an express restating by the surveyor naming said person. This survey was prepared for the transaction as dated hereon, this Plat or Map is the Property of Cox Land Surveying Corp., and IS NOT to be used in any other Transactions, and the COPY RIGHTS ARE RESERVED.

27 September 2016

Don K. Cox, Texas Registered
Professional Land Surveyor
Number 4577

FLOOD STATEMENT:

I have examined the Federal Emergency Management Agency, National Flood Insurance Program, Flood Insurance Rate Map for the County of Grayson, State of Texas, community Panel Number 48181C effective date of 29 September 2010, and that map indicates that part of this property is within Zone "A" (special flood hazard area) as shown on Panel Number 0575F of said map.

I have examined the Federal Emergency Management Agency, National Flood Insurance Program, Flood Insurance Rate Map for the County of Collin, State of Texas, community Panel Number 48085C effective date of 02 June 2009, and that map indicates that part of this property is within Zone "A" (special flood hazard area) as shown on Panel Number 0095J of said map.

Note:
1. If the Original Surveyors Seal & Signature IS NOT in "RED" then the drawing may be a copy or forgery.
2. There May Or May Not Be Pipe Lines On This Property.
3. Adjoining tract data is for informational purposes only and does not represent a complete survey of those lands.
4. This Survey May or May Not Comply With City or County Platting Regulations.
5. Errors: The Client or Client's representatives will have 45 days from the date the survey was issued to change any misspellings or any errors on the survey report, after this time has expired all parties involved must accept the survey as issued.
6. This Survey was prepared without the benefit of having a title Policy.

SCALE: 1"= 200'

COX LAND SURVEYING CO.
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Gainesville 940-612-LAND Denton 940-381-5070 McKinney 469-952-5070

43.041 Acres in the
A. L. McCampbell Survey Abst.No.1499
County of Grayson
J. M. Mangrum Survey Abst.No.1075
County of Collin
State of Texas

Drawn by: MJC
Check by: DKC

Job No.
16-11330-1
Firm # 10005500

Registered Professional
Land Surveyors Seal

Date: 27 September 2016

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