

John Hughes Survey Abst. No. 586

** PROPERTY DESCRIPTION **

All that certain tract or parcel of land situated in the John Hughes Survey, Abstract Number 586, County of Grayson, State of Texas, said tract being part of a tract as described in Deed to David W. Irvin and Randy J. Sanders, filed 06 March 2018, Instrument Number 2018-4560 of the Deed Records of the County of Grayson, State of Texas, and being more fully described as follows:

Beginning for the northwest corner of the tract being described herein at a set 2.75 inch Steel Square Tubing, said tubing being South 10 degrees 05 minutes 14 seconds West, a distance of 656.03 feet from the northwest corner of said Irvin tract, and being on the east Right-of-Way line of U.S. Highway Number 377 as described in Deed to The State of Texas, and Recorded in Volume 1102 Page 171 of said Deed Records;

Thence: South 87 degrees 57 minutes 19 seconds East, a distance of 820.70 feet to a wood fence corner post for a corner of this tract;

Thence: South 88 degrees 04 minutes 37 seconds East, a distance of 156.09 feet to a set $\pi\pi$ inch Steel Square Tubing for the northeast corner of this tract;

Thence: South 00 degrees 44 minutes 11 seconds West, passing a set 27 inch Steel Square Tubing on the north side of South Road and continuing on said course for a distance of 474.65 feet to a set PK Nail for a corner, said nail also being in said South Road;

Thence: North 88 degrees 11 minutes 04 seconds West, in said road, a distance of 1005.59 feet to a set PK Nail for a corner of this tract, and being on the west line of said Irvin tract, and also being on the east Right-of-Way line of U.S. Highway Number 377;

Thence: North 09 degrees 56 minutes 04 seconds East, with the west line of said Irvin tract, and the east ROW line of said Highway 377, a distance of 21.81 feet to a Concrete Right-of-Way Marker for a corner of this tract;

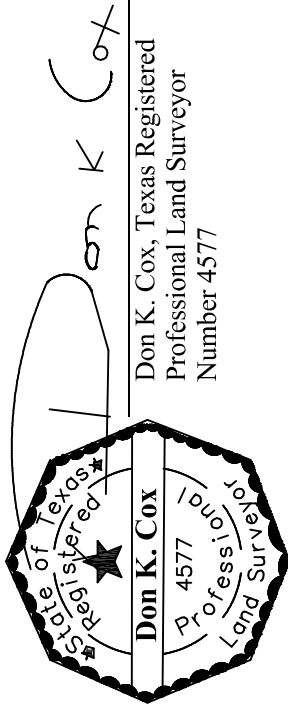
Thence: North 08 degrees 54 minutes 02 seconds West, with the west line of said Irvin tract, and the east ROW line of said Highway 377, a distance of 150.85 feet to a Concrete Right-of-Way Marker for a corner of this tract;

Thence: North 10 degrees 05 minutes 14 seconds East, with the west line of said Irvin tract, and the east ROW line of said Highway 377, a distance of 311.58 feet to the POINT OF BEGINNING and containing 11.000 acres of land.

The undersigned does hereby state to David Irvin, Randy Sanders, and Terry Morgan, that a survey was made on the ground, dated 18 February 2019, 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 reserving by the surveyor naming said person. This survey was prepared for the transaction as dated herein, 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.

19 February 2019

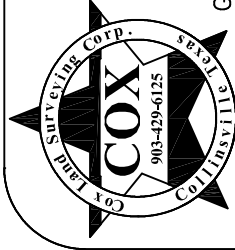


Don K. Cox, Texas Registered
Professional Land Surveyor
Number 4577

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 no part of this property is within Zone "A" (special flood hazard area) as shown on Panel Number 0225F of said map.

This flood statement does not imply that the property and/or the 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.

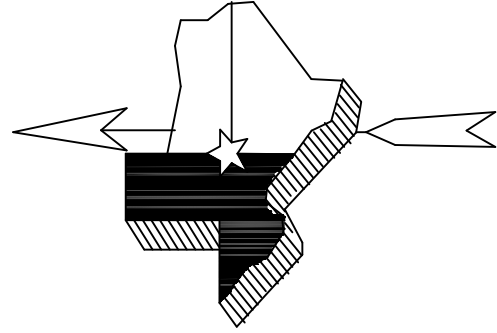
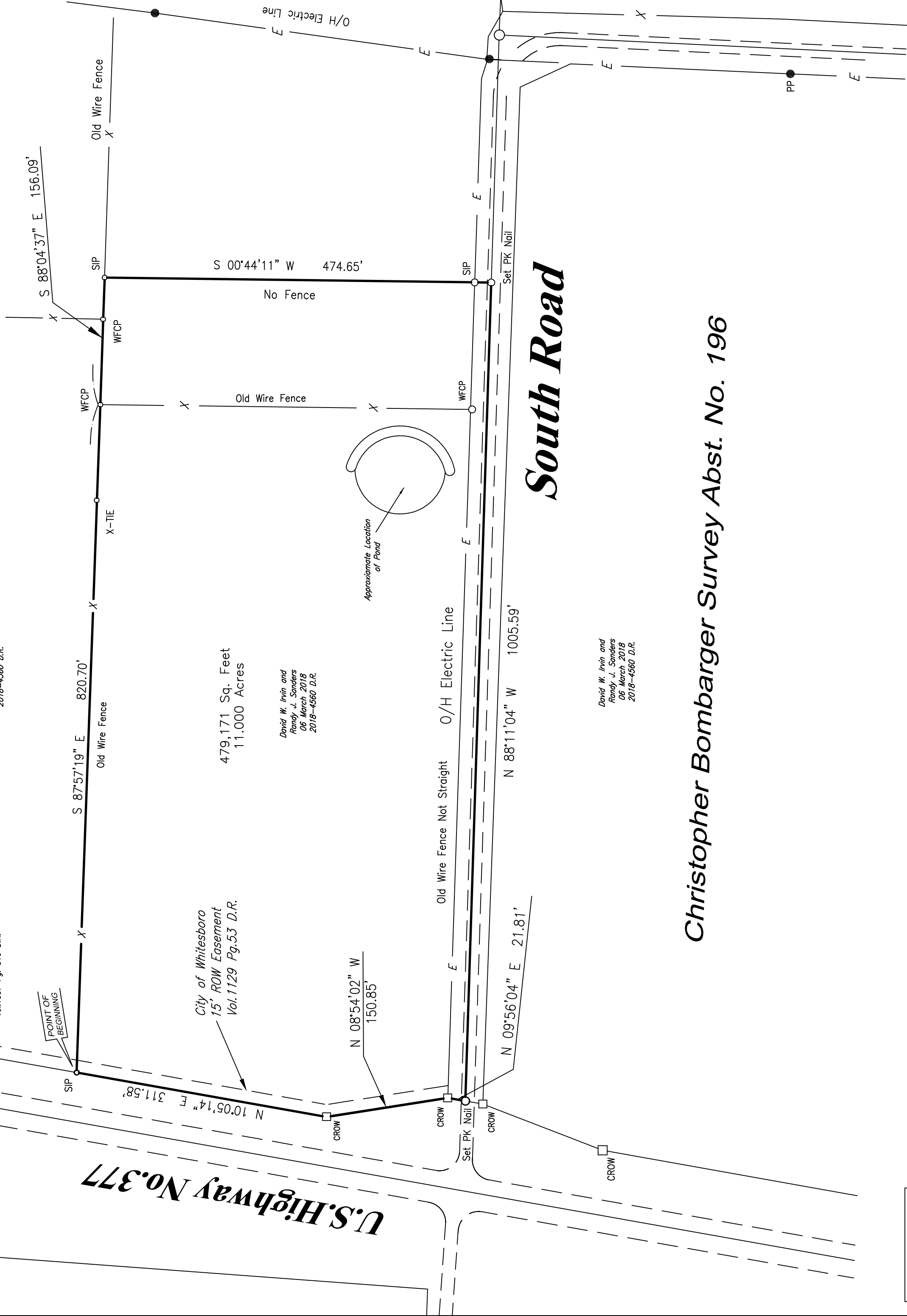


COX LAND SURVEYING CO.

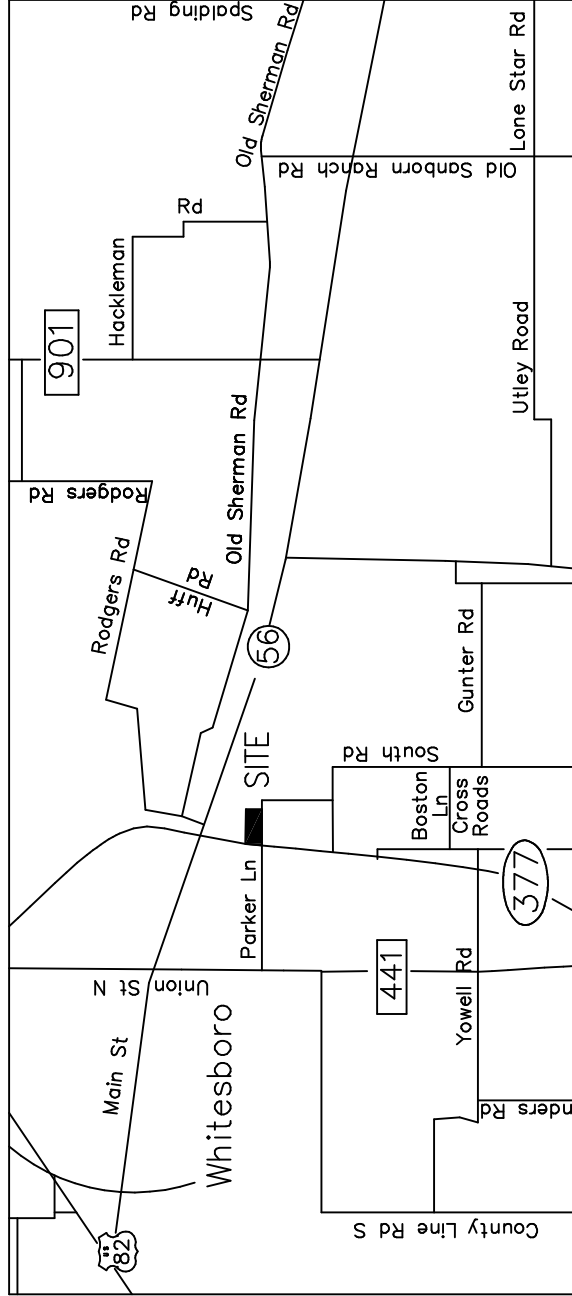
P.O. BOX 597 108 N. MAIN ST. COLLINSVILLE, TEXAS 76233
COLLINSVILLE 903-429-6125 FAX 903-429-6971 E-mail: CLSC108@aol.com
Bainesville 940-612-LAND Denton 940-381-5070 McKinney 469-952-5070

11.000 Acres in the
John Hughes Survey Abst.No.586
County of Grayson
State of Texas

Drawn by: MJC
Check by: DKC



SCALE: 1" = 100'



Location Map

Note:

1. There May Or May Not Be Pipe Lines On This Property.
2. Adjoining tract data is for informational purposes only and does not represent a complete survey of those lands.
3. This Survey May Or May Not Comply With City or County Platting Regulations.
4. Error: The Client or Client's representatives will have 45 days from the date the survey was issued to change any misspellings or any other errors. If the Client or Client's representatives have not expired all parties involved must accept the survey as issued.
5. This Survey was prepared without the benefit of having a Title Policy.

LEGEND

SFR	= Set 3 1/4" Rod
FSP	= Fd 1" Sq. Rebar
FSTP	= Set 1 1/2" Sq. Tubing
FSR	= Fd 1 1/2" Sq. Tubing
FSFR	= Fd Sq. Rod
ROW	= Right-of-Way
(X)	= Fence Line
E	= Electric Line
T	= Telephone Line
-C-	= TV Cable
GM	= Gas Meter
WM	= Water Meter
NW	= Sewer Water
AC	= Air Cond.
BL	= Building Line
UCF	= Undrgd phone
MFCP	= Wood Fence Corner Post
FLF	= White Fence Corner Post
BC	= Back of Curb

<i>Course along Center line Hwy. 377 Vol. 979 Pg. 130 D.R.</i>
<i>* * Basis of Bearing * *</i>