



SARTIN & ASSOCIATES, INC.

REGISTERED PROFESSIONAL LAND SURVEYORS

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SITUATED in the County of Grayson, State of Texas, being a part of the AARON BURLESON SURVEY, Abstract No. 61, being the same 107.46 acre tract of land described in Tract 1 in Foreclosure Sale Deed dated July 7, 2011, recorded in Volume 4985, Page 330, Official Public Records, Grayson County, Texas and being more particularly described by metes and bounds as follows to-wit:

BEGINNING at a found $\frac{1}{2}$ inch rebar maintaining the Northwest corner of said 107.46 acre tract, the Northeast corner of a 72.5784 acre tract of land conveyed by Mark S. Vachher, Executor of the Estate of Prehlad S. Vachher, deceased to Mark S. Vachher, Trustee of the Prehlad S. Vachher Revocable Trust by deed dated June 10, 2011, recorded in Volume 4877, Page 687, Official Public Records, Grayson County, Texas, on the South right-of-way line of State Highway No. 56;

THENCE South 80 deg. 31 min. 00 sec. East, with the South right-of-way line of said State Highway No. 56, at a distance of 590 feet passing a wood right-of-way monument and continuing for a total distance of 1461.82 feet to a found $\frac{1}{2}$ inch rebar maintaining the Northerly Northwest corner of a 47.698 acre tract of land conveyed by Evelyn T. Cook to Donald V. Booth by deed dated September 12, 2001, recorded in Volume 3126, Page 239, Official Public Records, Grayson County, Texas;

THENCE South 11 deg. 58 min. 12 sec. West, with a West line of said 47.698 acre tract and along or near a wire fence, a distance of 1151.65 feet to a found $\frac{1}{2}$ inch rebar at a fence corner post maintaining an ell corner of said tract;

THENCE North 77 deg. 54 min. 05 sec. West, with a North line of said 47.698 acre tract and with the general line of a wire fence, a distance of 275.39 feet to a found $\frac{5}{8}$ inch rebar at the base of a fence corner post maintaining the Westerly Northwest corner of said 47.698 acre tract;

THENCE in a Southwesterly direction with a West line of said 47.698 acre tract and along or near a wire fence, the following calls and distances:

- (1) South 12 deg. 30 min. 43 sec. West, a distance of 1424.33 feet to a found $\frac{1}{2}$ inch rebar at the base of a fence corner post;
- (2) South 31 deg. 05 min. 49 sec. West, a distance of 335.35 feet to a found $\frac{1}{2}$ inch rebar at the base of a fence corner post;
- (3) South 12 deg. 48 min. 32 sec. West, a distance of 400.92 feet to a wood fence post;
- (4) South 10 deg. 23 min. 30 sec. West, at a distance of 421.55 feet passing a found $\frac{1}{2}$ inch rebar at the base of a fence corner post at an angle point in the West line of said 47.698 acre tract, on the North side of Calf Creek and continuing for a total distance of 538.59 feet to the Southeast corner of the herein described tract in said Calf Creek and, on the South line of said Burleson Survey, the North line of the W. D. Wooley Survey, Abstract No. 1335, the Northerly North line of a 189-2/3 acre tract of land conveyed by Nora M. Chapman to L. S. Omohundro by deed recorded in Volume 808, Page 135, Deed Records, Grayson County, Texas;

THENCE North 76 deg. 56 min. 21 sec. West, with the apparent South line of said Burleson Survey, the North line of said Wooley Survey, the Northerly North line of said 189-2/3 acre tract, at a distance of 147.5 feet passing a fence corner post on the South side of said Calf Creek and continuing with the general line of a wire fence for a total distance of 614.21 feet to a fence post;

THENCE North 77 deg. 49 min. 45 sec. West, continuing with the general line of said wire fence and with the apparent South line of said Burleson Survey, the North line of said Wooley Survey, the Northerly North line of said 189-2/3 acre tract, a distance of 475.07 feet to a found $\frac{1}{2}$ inch rebar at the base of a fence corner post maintaining the Southeast corner of a 10.149 acre tract of land conveyed by the Veterans Land Board of Texas to Larry Jerome Boring by Contract of Sale and Purchase dated July 1, 1982, recorded in Volume 1605, Page 266, Deed Records, Grayson County, Texas;

THENCE North 13 deg. 36 min. 49 sec. East, with the general line of a wire fence, the East line of said 10.149 acre tract, a distance of 551.75 feet to the end of said fence on the South bank of said Calf Creek;

THENCE North 10 deg. 59 min. 20 sec. East, continuing with the East line of said 10.149 acre tract, crossing and re-crossing said Calf Creek and continuing for a total distance of 463.48 feet to the Northeast corner of said 10.149 acre tract, the Southeast corner of the above mentioned Vachher 72.5784 acre tract, in the center of said Calf Creek;

THENCE North 12 deg. 11 min. 31 sec. East, with the East line of said 72.5784 acre tract, leaving said Calf Creek and continuing for a total distance of 2739.70 feet to the PLACE OF BEGINNING and containing 107.39 ACRES OF LAND more or less.....

I, Marshall Sartin, Registered Professional Land Surveyor, hereby certify that a survey of the property legally described hereon was made on the ground on the 26 th day of March, 2012 and that this survey substantially complies with the current Minimum Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying, and is subject to all easements of record that may affect said property.


Marshall Sartin, R.P.L.S. # 3694

