

12.26 ACRES
TRACT 5
L.C. HULETT SURVEY
ABSTRACT NUMBER 564
G. REEVES SURVEY
ABSTRACT NUMBER 1015
GRAYSON COUNTY, TEXAS

FIELD NOTES TO ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE L.C. HULETT SURVEY, ABSTRACT NUMBER 564, OF GRAYSON COUNTY, TEXAS, AND BEING A PART OF A CALLED 143.960 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO OLIVE STREET VENTURES, LLC, AS RECORDED IN DOCUMENT NUMBER 2020-34657, OF THE OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PK NAIL SET FOR CORNER AT THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED HEREIN, AT THE SOUTHWEST CORNER OF SAID 143.960 ACRE TRACT, AND IN OR NEAR THE CENTER OF AN ASPHALT SURFACE ROADWAY UNDER APPARENT PUBLIC USE POSTED AS KATY LANE;

THENCE NORTH 01 DEGREES 35 MINUTES 10 SECONDS EAST, WITH THE WEST LINE OF SAID 143.960 ACRE TRACT, ALONG OR NEAR THE CENTER OF SAID KATY LANE FOR A DISTANCE OF 304.60 FEET TO A PK NAIL SET FOR CORNER AT AN ANGLE POINT IN SAID WEST LINE, IN OR NEAR THE CENTER OF SAID KATY LANE;

THENCE NORTH 00 DEGREES 45 MINUTES 25 SECONDS EAST, WITH THE WEST LINE OF SAID 143.960 ACRE TRACT, ALONG OR NEAR THE CENTER OF SAID KATY LANE FOR A DISTANCE OF 135.30 FEET TO A PK NAIL SET FOR CORNER AT THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED HEREIN, FROM WHICH A PK NAIL FOUND FOR THE NORTHWEST CORNER OF SAID 143.960 ACRE TRACT BEARS NORTH 00 DEGREES 45 MINUTES 25 SECONDS EAST, A DISTANCE OF 1048.60 FEET;

THENCE SOUTH 89 DEGREES 19 MINUTES 47 SECONDS EAST, SEVERING SAID 143.960 ACRE TRACT, ALONG OR NEAR A FENCE FOR A DISTANCE OF 1399.05 FEET TO A CAPPED IRON ROD SET FOR CORNER AT THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED HEREIN;

THENCE SOUTH 00 DEGREES 40 MINUTES 09 SECONDS WEST, SEVERING SAID 143.960 ACRE TRACT, ALONG OR NEAR A FENCE FOR A DISTANCE OF 363.35 FEET TO A CAPPED IRON ROD SET FOR CORNER AT THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED HEREIN;

THENCE NORTH 89 DEGREES 45 MINUTES 52 SECONDS WEST, SEVERING SAID 143.960 ACRE TRACT, ALONG OR NEAR A FENCE FOR A DISTANCE OF 437.30 FEET TO A CAPPED IRON ROD SET FOR CORNER;

THENCE NORTH 89 DEGREES 46 MINUTES 05 SECONDS WEST, SEVERING SAID 143.960 ACRE TRACT, ALONG OR NEAR A FENCE FOR A DISTANCE OF 467.10 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AT THE BASE OF A METAL FENCE CORNER POST, AT THE NORTHEAST CORNER OF A CALLED 10.315 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO JOHN LOUIS ALLISON, AS RECORDED IN VOLUME 2601, PAGE 715, OF SAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 88 DEGREES 40 MINUTES 16 SECONDS WEST, WITH THE NORTH LINE OF SAID 10.315 ACRE TRACT, FOR A DISTANCE OF 208.08 FEET TO A WOODEN FENCE CORNER POST FOUND FOR CORNER;

THENCE SOUTH 02 DEGREES 54 MINUTES 18 SECONDS WEST, WITH A WEST LINE OF SAID 10.315 ACRE TRACT, ALONG OR NEAR A FENCE FOR A DISTANCE OF 64.60 FEET TO A WOODEN FENCE CORNER POST FOUND FOR CORNER;

THENCE SOUTH 89 DEGREES 11 MINUTES 24 SECONDS WEST, WITH A NORTH LINE OF SAID 10.315 ACRE TRACT, ALONG OR NEAR A FENCE FOR A DISTANCE OF 289.23 FEET TO THE PLACE OF BEGINNING AND CONTAINING 12.26 ACRES OF LAND, MORE OR LESS.

NOTES:

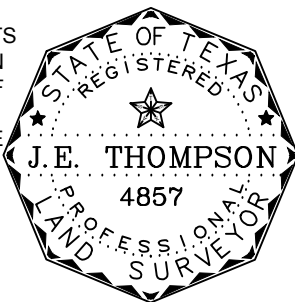
- BEARING BASIS DERIVED FROM GPS OBSERVATIONS MADE ON THE GROUND. TEXAS NORTH CENTRAL NAD 83 (GRID).
- VOLUME 471, PAGE 244, REAL PROPERTY RECORDS OF GRAYSON COUNTY, TEXAS EASEMENT GRANTED TO TEXAS POWER AND LIGHT COMPANY IS A BLANKET TYPE EASEMENT AND DOES AFFECT THE SUBJECT TRACT.

CERTIFY TO: COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMONWEALTH TITLE OF DALLAS, OLIVE STREET VENTURES, LLC, BART LAWRENCE

CERTIFICATION:

THIS SURVEY HAS BEEN PREPARED IN CONNECTION WITH GF # CW-2228-2200282100178 AND I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PREPARED FROM AN ACCURATE ON-THE-GROUND SURVEY OF THE PREMISES DEPICTED HEREON AND DESCRIBED IN THE LEGAL DESCRIPTION ATTACHED HERETO, CONDUCTED UNDER MY DIRECTION AND SUPERVISION ON 06-05-2021 AND THAT THE FINDINGS AND RESULTS OF SAID SURVEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE SIZE, TYPE AND LOCATION OF VISIBLE AND APPARENT PERMANENT IMPROVEMENTS ARE AS SHOWN, AND THAT SAID SURVEY CORRECTLY SHOWS THE LOCATION OF ALL ALLEYS, STREETS, MAINTAINED RIGHTS-OF-WAY, AND EASEMENTS OF RECORD, AS SUPPLIED TO ME, OF WHICH THE UNDERSIGNED IS AWARE OR HAS BEEN ADVISED AFFECTING THE SUBJECT PREMISES ACCORDING TO THE DESCRIPTIONS OF RECORD, AND THAT EXCEPT AS SHOWN THERE ARE NO VISIBLE OR APPARENT INTRUSIONS, CONFLICTS OR PROTRUSIONS.

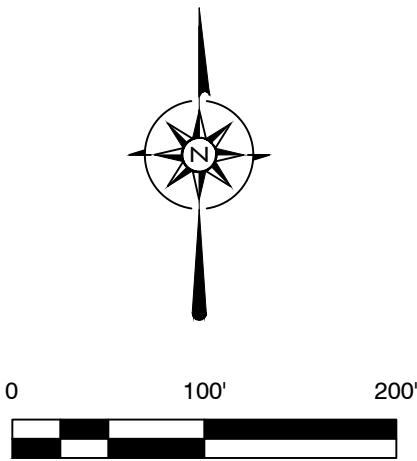
J.E. THOMPSON II R.P.L.S. No 4857



LEGEND			
	= PROPERTY CORNER		= CAPPED IRON ROD FOUND
	= BENCHMARK		= IRON ROD FOUND
	= TELEPHONE/UTILITY RISER (TR/UR)		= CAPPED IRON ROD SET
	= BURIED CABLE MARKER (BCM)		= METAL FENCE CORNER POST
	= TELEPHONE MANHOLE (TMH)		= METAL FENCE CORNER POST
	= POWER/UTILITY POLE (PP/UP)		= PLAT/DEED CALLS
	= LIGHT POLE (LP)		= POINT OF BEGINNING
	= GUY WIRE (GUW)		= RIGHT-OF-WAY
	= ELECTRIC VAULT (VLT)		= CONCRETE SURFACE
	= ELECTRIC TRANSFORMER (TRAN)		= ASPHALT SURFACE
	= WATER METER (WM)		= GRAVEL SURFACE
	= WATER VALVE (WV)		

LINETYPE LEGEND	
PROPERTY LINE =	---
EASEMENT LINES =	---
DEED/LOT LINES =	---
ADJOINER LINES =	---
OVERHEAD UTILITY =	---
ASPHALT ROAD =	---
GRAVEL ROAD =	---
FENCE LINES =	---

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.



LAND TITLE SURVEY			
12.260 ACRES IN THE L. C. HULETT SURVEY, ABSTRACT NO. 564 & G. REEVES SURVEY, ABSTRACT NO. 1015 GRAYSON COUNTY, TEXAS			
DATE REVISED 11-06-2020 ADDED ADDITION FENCE			
111 N. DIXON ST. GAINESVILLE, TX 76240 PH. 940-665-9105 TBPLS FIRM NO. 10048000			
DRAWN BY: K.D.A.	DATE: 06/21/2021	JOB NO. 20318 - 3-5	SCALE: 1" = 100'
			PAGE: 1 OF 1