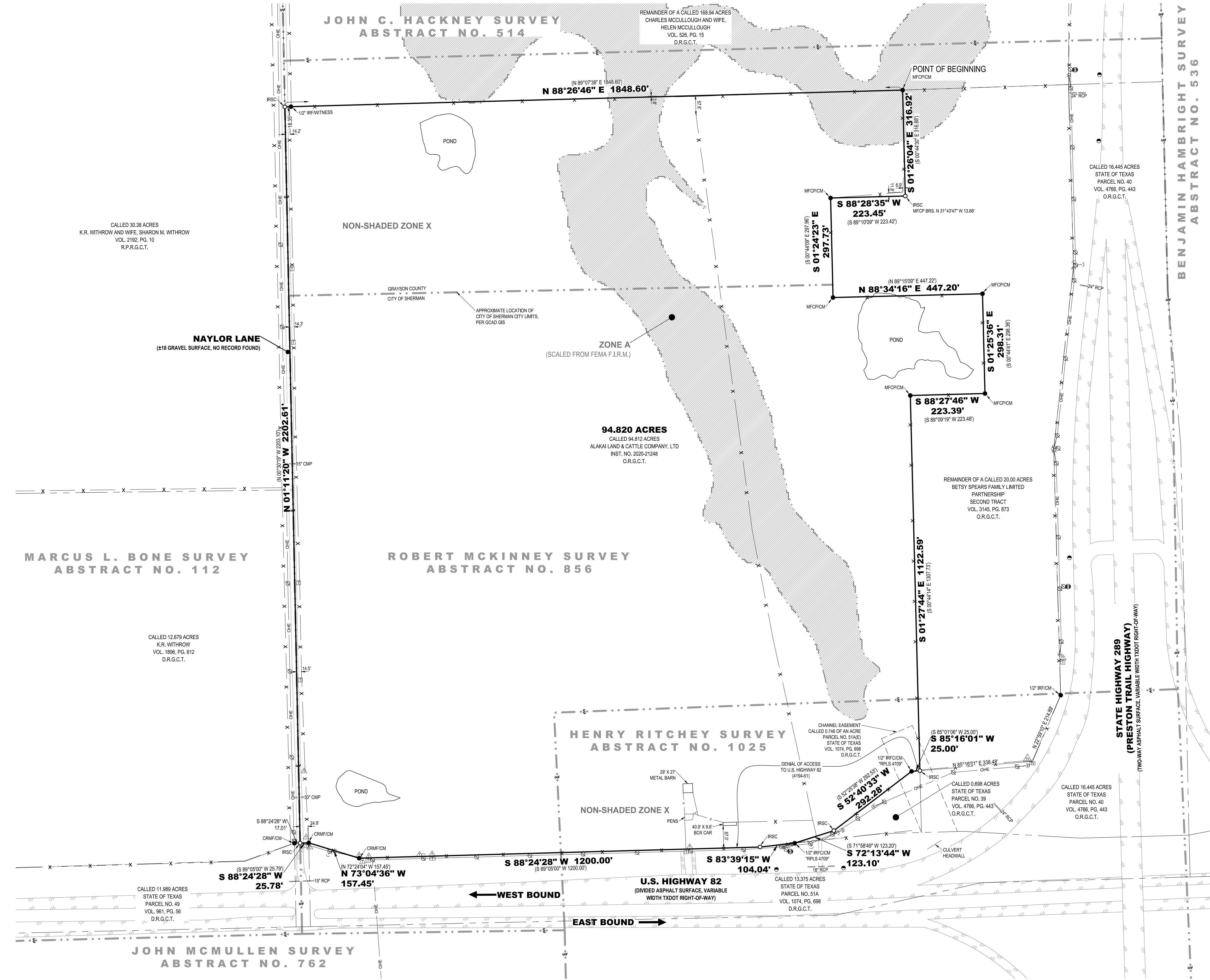


All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998974108.

LAND DESCRIPTION:

BEGIN all of that certain tract or parcel of land situated in the Robert McKinney Survey, Abstract No. 856, and the Henry Ritchey Survey, Abstract No. 1025, City of Sherman, Grayson County, Texas, and being a re-tracement survey of a called 94.812 acre tract of land described in the deed to Alakai Land and Cattle Company, LTD, recorded in Instrument No. 2020-21248, Official Records, Grayson County, Texas and being more particularly described as follows:

BEGINNING at a metal fence corner post found for the northeast corner of said 94.812 acre tract, common to the northwest corner of a called 20.00 acre tract of land described as Second Tract in the deed to Betsy Spears Family Limited Partnership, recorded in Volume 3145, Page 873, said Official Records, and on the southerly line of a called 168.94 acre tract of land described in the deed to Charles McCullough and wife, Helen McCullough, recorded in Volume 526, Page 15, Deed Records, Grayson County, Texas;

THENCE in a southerly direction, with common line between said 94.812 acre tract and said 20.00 acre tract, the following Seven (7) courses:

1. South 01°26'04" East, a distance of 316.92 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" (Herein after referred to as Capped Iron Rod) set for corner, from which a metal fence corner post bears North 31°43'47" West, a distance of 13.66 feet;
2. South 88°28'35" West, a distance of 223.45 feet to a metal fence corner post found for corner;
3. South 01°24'23" East, a distance of 297.73 feet to a metal fence corner post found for corner;
4. North 88°34'16" East, a distance of 447.20 feet to a metal fence corner post found for corner;
5. South 01°25'36" East, a distance of 298.31 feet to a metal fence corner post found for corner;
6. South 88°27'46" West, a distance of 223.39 feet to a metal fence corner post found for corner;
7. South 01°27'44" East, a distance of 1122.59 feet to a Capped Iron Rod set for the southeast corner of said 94.812 acre tract, common to the westernmost northwest corner of a called 16.445 acre tract of land described as Parcel No. 40 in the deed to the State of Texas, recorded in Volume 4766, Page 443, said Official Records, and common to the northeast corner of a called 0.698 of an acre tract of land described as Parcel No. 39 in the deed to the State of Texas, recorded in Volume 4766, Page 443, said Official Records;

THENCE in a westerly direction, with common line between said 94.812 acre tract and said 0.698 acre tract, the following Three (3) courses:

1. South 85°16'01" West, a distance of 25.00 feet to a 1/2-inch iron rod with an aluminum cap stamped "RPLS 4709" found for corner;
2. South 52°40'33" West, a distance of 292.25 feet to a Capped Iron Rod set for corner;
3. South 72°13'44" West, a distance of 123.10 feet to a 1/2-inch iron rod with an aluminum cap stamped "RPLS 4709" found for the westerly corner of said 0.698 acre tract, on the northerly line of a called 13.375 acre tract of land described as Parcel No. 51A in the deed to the State of Texas, recorded in Volume 1074, Page 698, said Deed Records, and on the northerly right-of-way line of U.S. Highway 82 (Variable Width TXDOT Right-of-Way);

THENCE in a westerly direction, with common line between said 94.812 acre tract and said 13.375 acre tract, and with the northerly Right-of-Way line of said U.S. Highway 82, the following Four (4) courses:

1. South 83°39'15" West, a distance of 104.04 feet to a Capped Iron Rod set for corner at the remains of a TXDOT Concrete Right-of-Way Marker;
2. South 88°24'28" West, a distance of 1200.00 feet to a TXDOT Concrete Right-of-Way Marker found for corner;
3. North 73°04'36" West, a distance of 157.45 feet to a TXDOT Concrete Right-of-Way Marker found for the northeast corner of said 13.375 acre tract;

THENCE South 88°24'28" West, continuing the southerly line of said 94.812 acre tract, and with the northerly Right-of-Way line of said U.S. Highway 82, a distance of 25.78 feet to a Capped Iron Rod set for the southwest corner of said 94.812 acre tract, common to the southeast corner of a called 12.679 acre tract of land described in the deed to K.R. Withrow, recorded in Volume 1896, Page 612, said Deed Records, and at the intersection of the northerly Right-of-Way line of said U.S. Highway 82 and Naylor Lane (No record found);

THENCE North 01°11'12" West, with the westerly line of said 94.812 acre tract, and with the easterly line of said 12.679 acre tract part of the way, and with the easterly line of a called 30.38 acre tract of land described in the deed to K.R. Withrow and wife, Sharon M. Withrow, recorded in Volume 2192, Page 10, Real Property Records, Grayson County, Texas, and in said Naylor Lane, a distance of 2202.61 feet to a Capped Iron Rod set for the northeast corner of said 94.812 acre tract, common to the southeast corner of aforesaid 168.94 acre tract;

THENCE North 88°28'46" East, with the northerly line of said 94.812 acre tract, and with the southerly line of said 168.94 acre tract, passing en route at a distance of 18.35 feet to a 1/2-inch iron rod found for witness on the easterly side of said Naylor Lane, and continuing on said course, a total distance of 1848.60 feet to the POINT OF BEGINNING and enclosing 94.820 acres (4,130,376 square feet) of land, more or less.

GENERAL NOTES:

1. This survey was completed without the benefit of a current title commitment. Additional Easements and/or other matters of record may affect the surveyed property. The Surveyor did not perform an Abstract of Title.
2. Abstract lines shown are approximate.
3. The surveyed property is subject to a called 0.746 of an acre Channel Easement described as Parcel No. 51A (E) in the deed to the State of Texas, recorded in Volume 1074, Page 698, Deed Records, Grayson County, Texas.

FLOOD STATEMENT:

I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 480829, effective date 09/01/2022 and that map indicates that a portion of this property is within "Zone A" defined as "Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood with no base flood elevations determined" as shown on Panel 0275 G of said map. This flood statement does not imply that the property and/or 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.

Certify to: Alakai Land & Cattle Company, LTD;

I, Chris R. Noah, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey has been prepared from an actual on-the-ground survey of the premises depicted hereon and described in the land description attached hereto, conducted under my direction and supervision on 01/19/2023, and there are no discrepancies, conflicts, shortages in area or boundary line conflicts, or any intrusions of visible improvements from adjoining tracts, or protrusions of visible improvements onto adjoining tracts, to the best of my knowledge and belief, except as shown. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying.



Chris R. Noah, R.P.L.S. No. 6585

TITLE SURVEY
94.820 ACRES
ROBERT MCKINNEY SURVEY, ABSTRACT NO. 856
HENRY RITCHEY SURVEY, ABSTRACT NO. 1025
TBD U.S. Highway 82, Sherman
Grayson County, Texas



TBPLS Firm No. 10194175	Drawn by: LGT Checked by: CRN	Scale: 1"=150' Date: 01/24/2023	Project No. 23-0010 Sheet No. 1 of 1
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