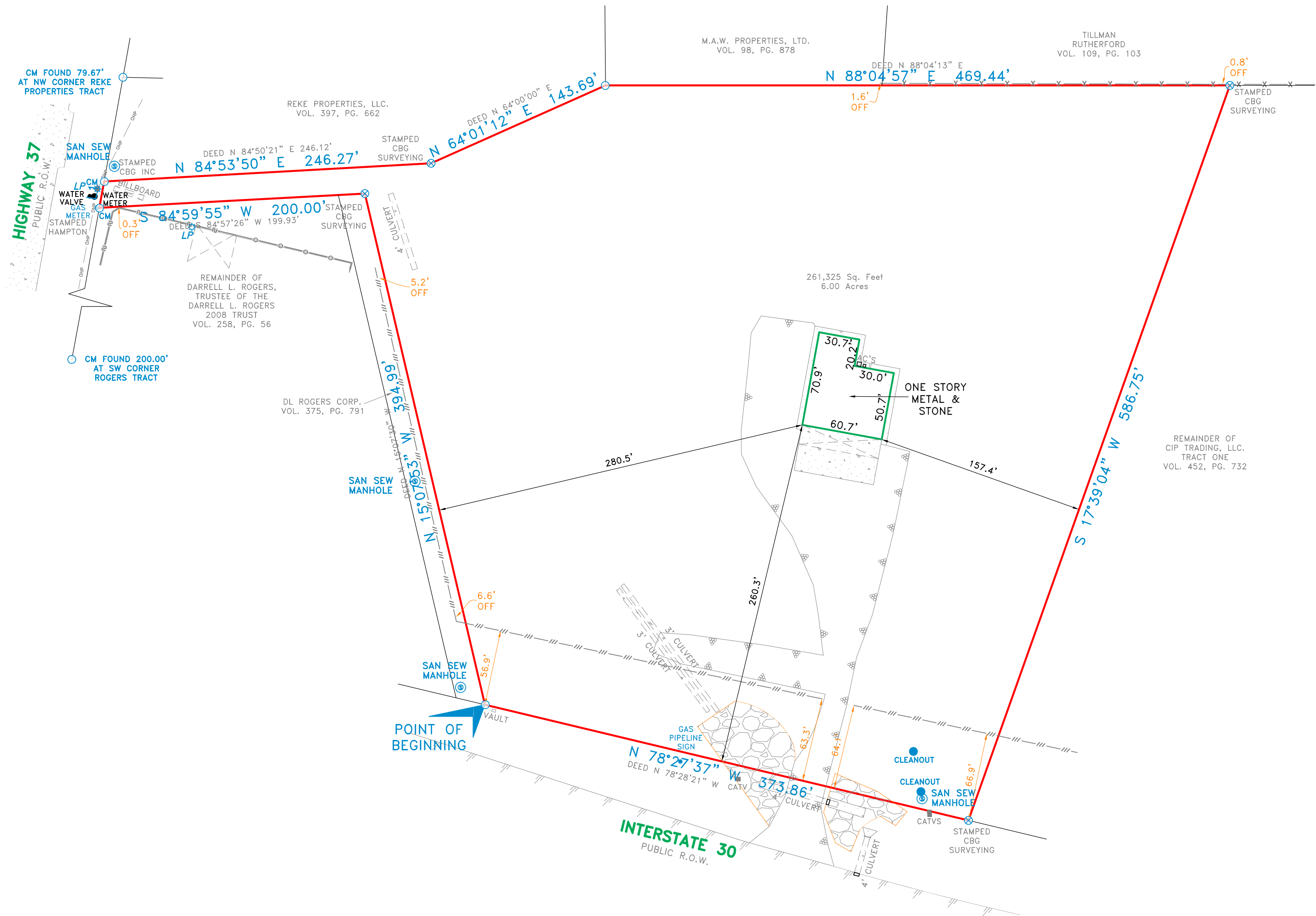




LINE	BEARING	DISTANCE	DEED VS. MEASURE
L1	N 08°20'55" E	20.16'	N 08°18'30" E 20.02'



440 Interstate 30

Being a tract of land situated in the Samuel C. Cowan Survey, Abstract No. 107, Franklin County, Texas, same being a portion of a tract of land conveyed to CIP Trading, LLC., called Tract one, by deed recorded in Volume 452, Page 732, Deed Records of Franklin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Southeast corner of a tract of land conveyed to DL Rogers Corp., by deed recorded in Volume 375, Page 791, Deed Records of Franklin County, Texas, and being in the North line of Interstate 30 (a Public right-of-way);

THENCE North 15 degrees 07 minutes 53 seconds West, along the East line of said DL Rogers tract, a distance of 394.99 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the Northeast corner of said DL Rogers tract;

THENCE South 84 degrees 59 minutes 55 seconds West, along the North line of said DL Rogers tract, a distance of 200.00 feet to a 1/2 inch iron rod found stamped "Hampton" for corner, said corner being the Northwest corner of a remainder of a tract of land conveyed to Darrell L. Rogers, Trustee of the Darrel L. Rogers 2008 Trust, by deed recorded in Volume 258, Page 56, Deed Records of Franklin County, Texas, and being in the East line of Highway 37 (a Public right-of-way);

THENCE North 08 degrees 20 minutes 55 seconds East, along the East line of said Highway 37, a distance of 20.16 feet to a 1/2 inch iron rod found stamped "CBG INC" for corner, said corner being the Southwest corner of a tract of land conveyed to Reke Properties, LLC., by deed recorded in Volume 397, Page 662, Deed Records of Franklin County, Texas;

THENCE North 84 degrees 53 minutes 50 seconds East, along the South line of said Reke Properties tract, a distance of 246.27 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner;

THENCE North 64 degrees 01 minutes 12 seconds East, along the South line of said Reke Properties tract, a distance of 143.69 feet to a 1/2 inch iron rod found for corner, said corner being the Southeast corner said Reke Properties tract, and being the Southwest corner of a tract of land conveyed to M.A.W. Properties, LTD., by deed recorded in Volume 98, Page 878, Deed Records of Franklin County, Texas;

THENCE North 88 degrees 04 minutes 57 seconds East, along the South line of said M.A.W. Properties tract, a distance of 469.44 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being in the South line of a tract of land conveyed to Tillman Rutherford, by deed recorded in Volume 109, Page 103, Deed Records of Franklin County, Texas;

THENCE South 17 degrees 39 minutes 04 seconds West, over and across said remainder (CIP Trading) tract, a distance of 586.75 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being in the North line of said Interstate 30;

THENCE North 78 degrees 27 minutes 37 seconds West, along the North line of said Interstate 30, a distance of 373.86 feet to the POINT OF BEGINNING and containing 261,325 square feet or 6.00 acres of land.



SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to the Client, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 13th day of December, 2023

Abel P. Stenback
Registered Professional Land Surveyor



NOTES

- THE DIVISION OF THIS PROPERTY MAY VIOLATE STATE AND/OR LOCAL CODE PURSUANT TO CHAPTER 212 AND CHAPTER 232 OF TEXAS LOCAL GOVERNMENT CODE AND MAY BE SUBJECT TO PLATTING REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CLIENT TO CONTACT THE LOCAL GOVERNING BODY TO DETERMINE THE SPECIFIC REQUIREMENTS FOR THIS PROPERTY. CBG SURVEYING TEXAS, LLC CLAIMS NO RESPONSIBILITIES OR LIABILITIES IN THE DETERMINATION OF THIS REQUIREMENT.
- THIS SURVEY IS MADE IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT. CBG SURVEYING TEXAS, LLC HAS NOT RESEARCHED THE LAND TITLE RECORDS FOR THE EXISTENCE OF EASEMENTS, RESTRICTIVE COVENANTS OR OTHER ENCUMBRANCES.
- BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE. EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
- DUE TO TX/DOT STANDARDS AND REGULATIONS, ACCESS TO PROPERTIES FROM HIGHWAYS AND/OR SERVICE ROADS MAY BE LIMITED OR RESTRICTED. VERIFY ACCESS WITH LOCAL GOVERNING AUTHORITIES.

NOTE: According to the F.I.R.M. in Map No. 480821 A SHEET 02, this property does lie in Zone C and DOES NOT lie within the 100 year flood zone. EFF. 06/19/1985

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

REVISIONS		
DATE	BY	NOTES

LEGEND	
CONTROLLING MONUMENT	POOL EQUIPMENT
1/2" IRON ROD SET	COLUMN
1" IRON PIPE FOUND	AIR CONDITIONING
5/8" ROD FOUND	FIRE HYDRANT
FENCE POST CORNER	COVERED PORCH, DECK OR CARPORT
"X" FOUND / SET	DES
UNDERGROUND ELECTRIC	OVERHEAD POWER LINE
OVERHEAD ELECTRIC	CONCRETE PAVING
POWER POLE	DOUBLE SIDED WOOD FENCE
GRAVEL/ROCK ROAD OR DRIVE	

419 Century Plaza Dr.
Suite 210
Houston, TX 77073
P 214.349.9485
F 214.349.2216
Firm No. 10194280
www.cbgtllc.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 60'	12/13/23	2318333-01	GFN	JCM

METES AND BOUNDS

SAMUEL C. COWAN SURVEY, ABSTRACT NO. 107

FRANKLIN COUNTY, TEXAS

440 INTERSTATE 30

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