

SUMMER HILL

EXHIBIT A - LEGAL DESCRIPTION (Entire Tract)

Situated in the County of Grayson, State of Texas, being a part of James McKinney Survey, Abstract No. 770, and being the remaining portion of a called 55.003 acre tract of land described in the deed to Subrahmanyam Mamidi and Satya Gayatri Mamidi, recorded in Instrument No. 2021-31932, Official Public Records, Grayson County, Texas, and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod found for the northwest corner of said 55.003 acre tract, and on the southerly right-of-way line of East Jefferson Street (F.M. Highway No. 121);

Thence North 72°51'01" East, with the northerly line of said 55.003 acre tract, and with the southerly right-of-way line of East Jefferson Street, a distance of 33.51 feet to a wood monument found for the northern-most northeast corner of the herein described tract of land, common to the northwest corner of Harrell Addition, according to the plat thereof recorded in Instrument No. 2022-143, Plat Records, Grayson County, Texas;

Thence South 48°06'31" East, crossing said 55.003 acre tract, with the southwesterly line of said Harrell Addition, a distance of 576.75 feet to a 1/2" steel rod found for the southern-most corner of said Harrell Addition, and on the northeasterly line of said 55.003 acre tract;

Thence South 49°10'41" East, with the northeasterly line of said 55.003 acre tract, a distance of 75.03 feet to a found 3/8" steel rod;

Thence South 51°22'15" East, continuing with the northeasterly line of said 55.003 acre tract, a distance of 530.21 feet to a 1/2" steel rod found for a salient corner on the northerly line of said 55.003 acre tract, and on the westerly line of a tract of land described in the deed to Linda L. Hyn ds, recorded in Instrument No. 2020-12098, said Official Public Records;

Thence South 00°27'25" West, with an easterly of said 55.003 acre tract, and with the westerly line of said Hynds Tract, a distance of 142.02 feet to a 1/2" steel rod found for a re-entrant corner on the northerly line of said 55.003 acre tract, common to the southwest corner of said Hynds Tract;

Thence South 86°51'00" East, with a northerly line of said 55.003 acre tract, and with the southerly line of said Hynds Tract, a distance of 1078.14 feet to a 3/4" pipe found for the eastern-most northeast corner of said 55.003 acre tract, common to the southeast corner of said Hynds Tract, and on the westerly line of a called 85.188 acre tract of land described in the deed to Guy W. Anderson, Jr., recorded in Volume 3311, Page 580, said Official Public Records, and from which a 1/2" pipe bears South 00°19' East, a distance of 27.13 feet;

Thence South 00°19'37" East, with an easterly line of said 55.003 acre tract, and with the westerly line of said 85.188 acre tract, along or near a fence, a distance of 848.99 feet to a 1" iron rod found for the southeast corner of said 55.003 acre tract, common to the southwest corner of said 85.188 acre tract, and on the northerly line of a called 46.957 acre tract of land described in the deed to Gary Ballard, recorded in Volume 2278, Page 99, Real Property Records, Grayson County, Texas;

Thence North 88°07'43" West, with the southerly line of said 55.003 acre tract, and with the northerly line of said 46.957 acre tract, along or near a fence, a distance of 732.40 feet to a found fence corner post;

Thence North 88°53'48" West, continuing with the southerly line of said 55.003 acre tract, and with the northerly line of said 46.957 acre tract, along or near a fence, a distance of 1296.00 feet to a 1/2" steel rod found for the southwest corner of said 55.003 acre tract, common to the northern-most northwest corner of said 46.957 acre tract, and on the easterly line of Van Alstyne Cemetery;

Thence North 00°06'40" East, with the westerly line of said 55.003 acre tract, and with the easterly line of said Van Alstyne Cemetery Tract, a distance of 711.86 feet to a 5/8" steel rod found for the southeast corner of Van Alstyne East Addition, according to the plat thereof recorded in Volume 4, Page 3, said Plat Records;

Thence North 00°41'35" East, with the westerly line of said 55.003 acre tract, and with the easterly line of said Van Alstyne East Addition, a distance of 35.33 feet to a 5/8" steel rod found for the eastern-most northeast corner of Lot 12 of said Van Alstyne East Addition, common to the southeast corner of Lot 11 of said Van Alstyne East Addition;

Thence North 00°49'33" East, continuing with the westerly line of said 55.003 acre tract, and with the easterly line of said Lot 11, a distance of 113.88 feet to the northeast corner of said Lot 11, common to the southeast corner of Lot 8 of the Replat of Van Alstyne East, according to the plat thereof recorded in Volume 12, Page 82, said Plat Records;

Thence North 00°35'35" East, continuing with the westerly line of said 55.003 acre tract, and with the easterly line of said Lot 8, passing en route at a distance of 115.45 feet a 5/8" steel rod found for witness, and continuing on said course a total distance of 143.56 feet to the northeast corner of said Lot 8;

Thence North 00°46'57" East, continuing with the westerly line of said 55.003 acre tract, a distance of 752.10 feet to the Point of Beginning and containing 51.593 acres of land, more or less.

SUMMER HILL

EXHIBIT A – LEGAL DESCRIPTION (One Acre Commercial Property)

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the James McKinney Survey, Abstract No. 770 and being a part of that 51.593 acre tract of land conveyed to Landhorn, LLC as recorded in Instrument Number 2023-5450, Official Public Records, Grayson County, Texas and being described by metes and bounds as follows:

Commencing at a Wood Monument found for the northern-most northeast corner of said 51.593 acre tract, common to the northwest corner of that tract of land described as Lot 1, Block 1, of the Harrell Addition, according to the plat thereof recorded in Instrument Number 2022-143, Plat Records, Grayson County, Texas;
Thence South 48°06'31" East, a distance of 105.90' feet to a set 1/2" steel rod, said point being the True Point-of-Beginning;

Thence South 48°06'31" East, with the southwesterly line of said Harrell Addition, a distance of 387.22 feet to a set 1/2" steel rod;

Thence South 68°07'08" West, over and across said 51.593 acre tract, a distance of 230.54 feet to a set 1/2" steel rod;

Thence, continuing across said 51.593 acre tract, and with a non-tangent curve to the right having a radius of 1045.00 feet, (chord bears North 12°10'27" West, a distance of 352.40 feet) an arc length of 354.09 feet to the Point of Beginning and containing 1.000 acre of land, more or less.

I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.



(903)465-2151

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300

DATE OF SURVEY: 10/06/23

