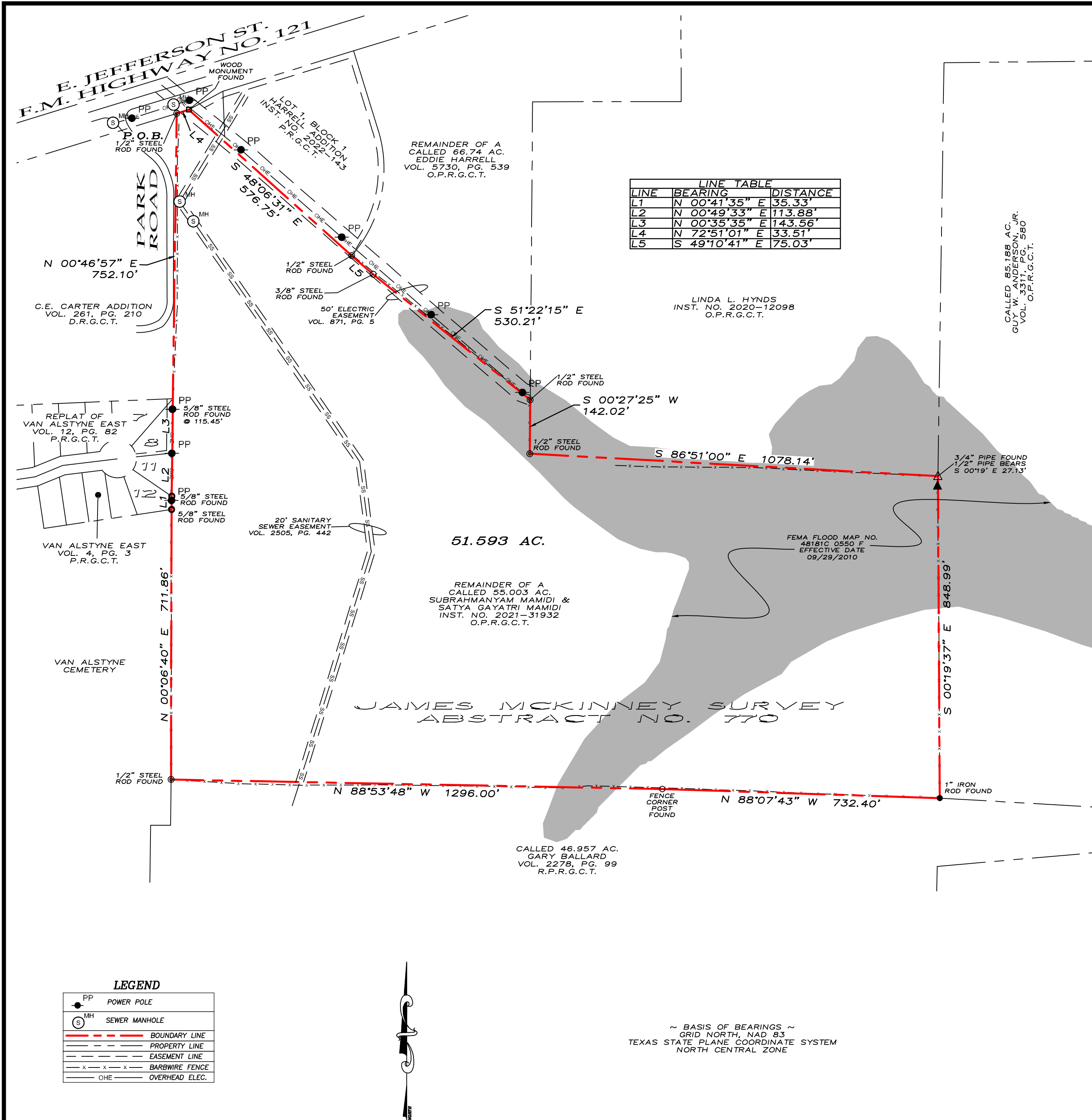




LEGAL DESCRIPTION

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 southwestwesterly 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. Hynds, 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 a 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.

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.



Douglas W. Underwood
Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300
DATE OF SURVEY: 02/27/23

