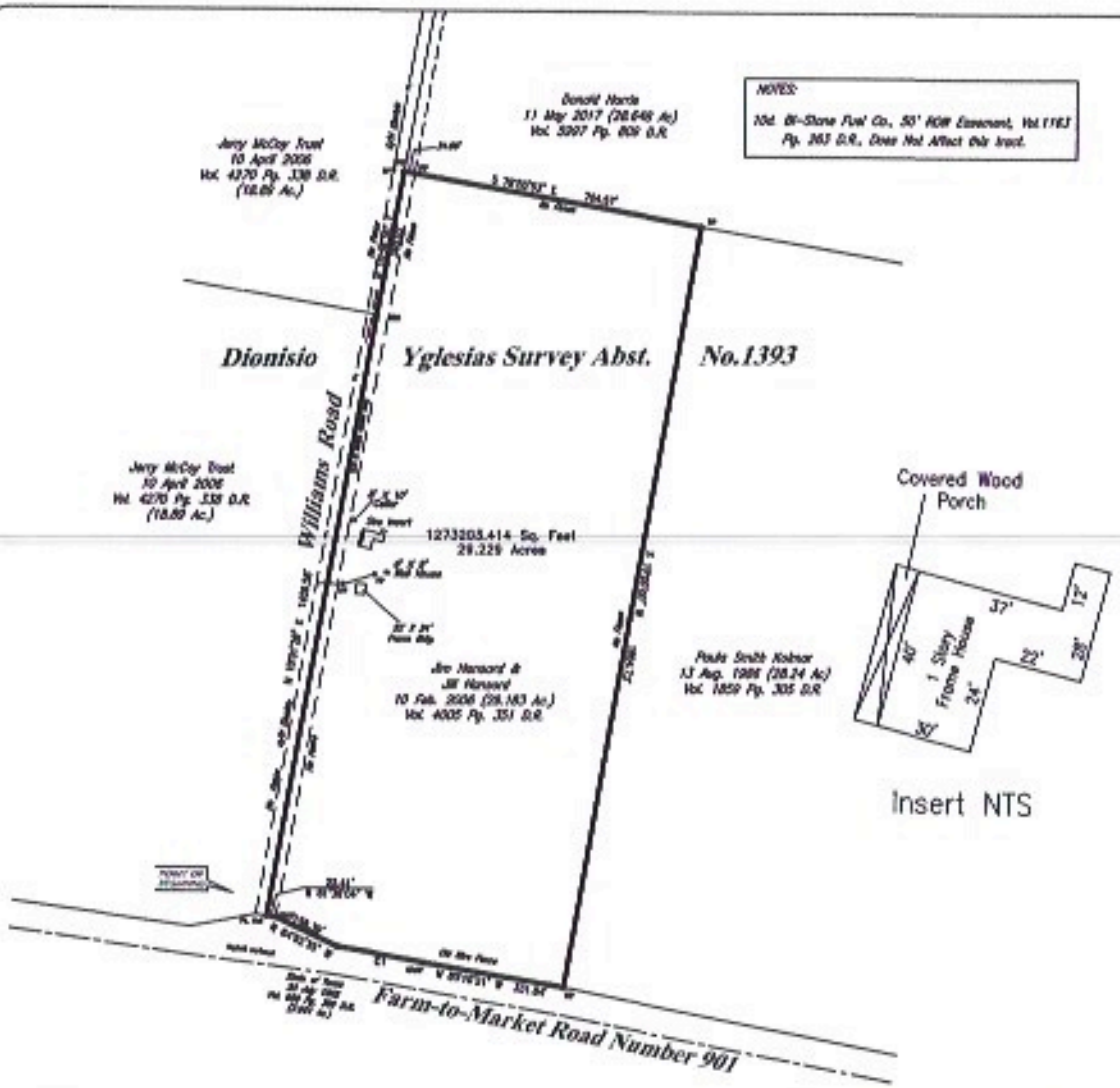

NOTES:

104. Bi-Stone Fuel Co., 50' ROW Easement, Vol.1163 Pg. 363 O.R., Does Not Affect this tract.

** PROPERTY DESCRIPTION **

All that certain tract or parcel of land situated in the Dionisio Yglesias Survey, Abstract Number 1393, County of Grayson, State of Texas, said tract being all of a called 29.183 acre tract as described in Deed to Jim Hansard and Jill Hansard, filed 10 February 2006, and Recorded in Volume 4005 Page 351, of the Deed Records of the County of Grayson, State of Texas, and being more fully described as follows:

Beginning for the southwest corner of the tract being described herein at a found survey mark nail, said nail being the southwest corner of said Hansard tract, and the southeast corner of a called 18.60 acre tract as described in Deed to Jerry McCoy Trust, filed 10 April 2006, and Recorded in Volume 4270 Page 338 of said Deed Records, and said also being in the center line of Williams Road and on the north Right-of-Way line of Farm-to-Market Road Number 901 as described in Deed to The State of Texas, filed 23 July 1963 and Recorded in Volume 519 Page 366 of said Deed Records;

Thence: North 10 degrees 31 minutes 35 seconds East, with the west line of said Hansard tract, and in Williams Road, a distance of 1416.38 feet to a found survey mark nail for the northwest corner of said McCoy tract;

Thence: North 10 degrees 26 minutes 36 seconds East, with the west line of said Hansard tract, and in Williams Road, a distance of 340.02 feet to a found ½ inch Steel Rebar for the northwest corner of said Hansard tract and the southwest corner of a called 25.648 acre tract as described in Deed to Donald Harris, filed 11 May 2017 and Recorded in Volume 5907 Page 809 of said Deed Records;

Thence: South 79 degrees 53 minutes 53 seconds East, with the north line of said Hansard tract and the south line of said Harris tract, a distance of 704.55 feet to a Found ½ inch Steel Rebar for the northeast corner of said Hansard tract and the northwest corner of a called 28.24 acre tract as described in Deed to Paula Smith Kolmar, filed 13 August 1986 and Recorded in Volume 1859 Page 305 of said Deed Records;

Thence: South 10 degrees 08 minutes 00 seconds West, with the east line of said Hansard tract and the west line of said Kolmar tract, a distance of 1804.73 feet to a found ½ inch Steel Rebar for the southeast corner of said Hansard tract and the southwest corner of said Kolmar tract, and on the North ROW line of said FM 901;

Thence: North 80 degrees 18 minutes 21 seconds West, with the south line of said Hansard tract, and the north ROW line of FM 901, a distance of 357.04 feet to a found State of Texas Concrete Right-of-Way Monument for a corner and the start of a curve to the left whose radius is 11,524.26 feet and a chord bearing of North 80 degrees 12 minutes 14 seconds West, a distance of 201.43 feet;

Thence: With the south line of said Hansard tract, and the north ROW line of FM 901, an Arc Length of 201.45 feet to a found State of Texas Concrete Right-of-Way Monument for a corner;

Thence: North 64 degrees 52 minutes 16 seconds West, with the south line of said Hansard tract, and the north ROW line of FM 901, a distance of 128.19 feet to a found State of Texas Concrete Right-of-Way Monument for a corner on the east side of Williams Road;

Thence: North 81 degrees 56 minutes 04 seconds West, with the south line of said Hansard tract, and the north ROW Line FM 901, a distance of 22.41 feet to the POINT OF BEGINNING and containing 29.229 acres of land.

The undersigned does hereby certify to Jeffrey Lee and Tarri Michelle Murphy, that a survey was made on the ground, dated 19 January 2018, on the property rightly described hereon or in attached field notes and is correct, except as shown on the plat hereon, there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, overlapping of improvements, easements or rights-of-ways, or of which I have been informed; that the quantity of land therein has been accurately calculated; that said property has access to and from a public roadway; and, that the plat hereon is a true, correct and accurate representation of the property described hereinabove.

This Plat and Description was prepared for the exclusive use of the parties or persons named in the above statements. Said statement does not extend to any insurance policies or bonds as express covering by the surveyor naming said persons. This survey was prepared for the transaction as stated hereon, this Plat or Map is the Property of Jeffrey Lee and Tarri Michelle Murphy and Cox Land Surveying Corp., and IS NOT to be used in any other Transactions, and the COPY RIGHTS ARE RESERVED.

17 January 2019

Don K. Cox, Texas Registered Professional Land Surveyor Number 4517

FLOOD STATEMENT:

I have examined the Department of Housing and Urban Development, Federal Flood Hazard Boundary Map for the County of Grayson, State of Texas, community Panel Number 48181C effective date of 29 September 2010, and that map indicates that this property is Not within Zone "A" (special flood hazard areas) as shown on Panel Number 0100-F of said map.

This flood statement does not imply that the property and/or the 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.

* * Book of Monks * *
Center drag East Line
Jim Hansard Tract
Vol. 4005 Pg. 351 O.R.

LEGEND

SIR	= Set 1/2" Rod
CIR	= Found Capped Iron Rod
IP	= Set 1/2" Iron Pipe
FIP	= Found 1/2" Iron Pipe
CM	= Set Concrete Monument
FCM	= Found Concrete Monument
R/W	= Right-of-Way
⊥	= Fence Line
⊥	= Power Line
⊥	= Gas Line
⊥	= Electric Line
⊥	= Telephone Line
⊥	= Water Line
⊥	= Sewer Line
⊥	= Gas Valve
⊥	= Water Valve
⊥	= Water Meter
⊥	= Air Vent
⊥	= Telephone Line
⊥	= Electric Line
⊥	= Overhead Utilities
⊥	= Wood Fence Corner Post
⊥	= Chain Link Fence Corner Post
⊥	= Utility Pole
⊥	= Guy Anchor
⊥	= Bollard

[illegible]	[illegible]	[illegible]	[illegible]

Notes

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]

SCALE: 1"=200'

COX LAND SURVEYING CO.

P.O. BOX 507 109 N. MAIN ST. COLLINSVILLE, TEXAS 76233
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Gainesville 940-612-LAND Denton 940-381-5070 McKinney 469-952-5079

29.229 Acres in the
Dionisio Yglesias Survey Abst.No.1393
County of Grayson
State of Texas

Drawn by: DKC Check by: DKC	Job No. 19-12479 Firm # 10005500	Date: 17 January 2019

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