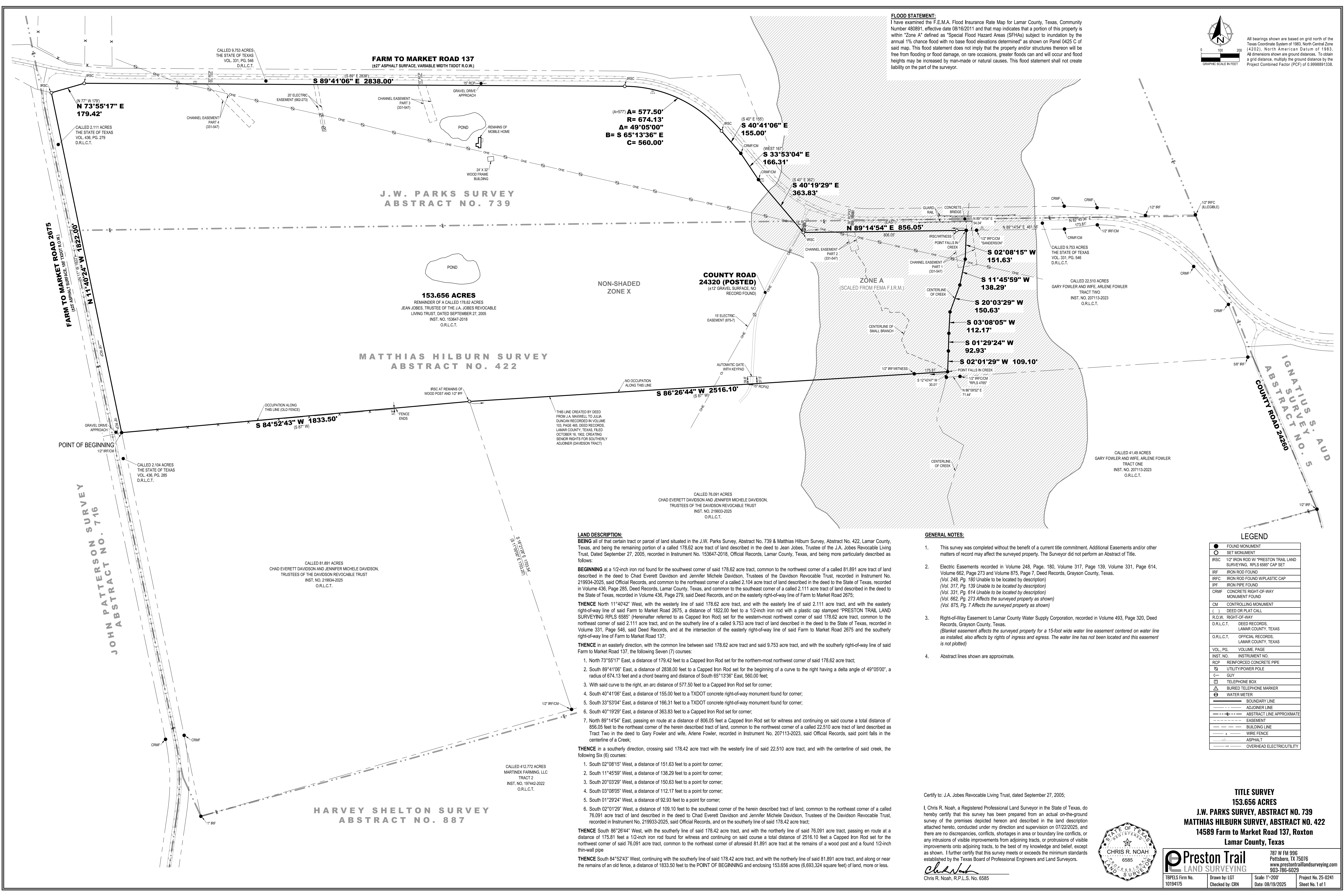
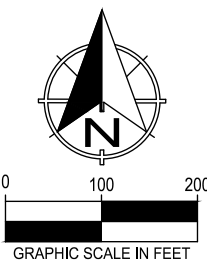




FLOOD STATEMENT:
I have examined the F.E.M.A. Flood Insurance Rate Map for Lamar County, Texas, Community Number 480891, effective date 08/16/2011 and that map indicates that a portion of this property is within "Zone A" defined as "Special Flood Hazard Areas (SFHAs) subject to inundation by the annual 1% chance flood with no base flood elevations determined" as shown on Panel 0425 C 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.



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 0.9998891338.

LAND DESCRIPTION:
BEING all of that certain tract or parcel of land situated in the J.W. Parks Survey, Abstract No. 739 & Matthias Hilburn Survey, Abstract No. 422, Lamar County, Texas, and being the remaining portion of a called 178.62 acre tract of land described in the deed to Jean Jobs, Trustee of the J.A. Jobs Revocable Living Trust, Dated September 27, 2005, recorded in Instrument No. 153647-2018, Official Records, Lamar County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the southwest corner of said 178.62 acre tract, common to the northwest corner of a called 81.891 acre tract of land described in the deed to Chad Everett Davidson and Jennifer Michele Davidson, Trustees of the Davidson Revocable Trust, recorded in Instrument No. 219934-2025, said Official Records, and common to the northeast corner of a called 2.104 acre tract of land described in the deed to the State of Texas, recorded in Volume 436, Page 285, Deed Records, Lamar County, Texas, and common to the southeast corner of a called 2.111 acre tract of land described in the deed to the State of Texas, recorded in Volume 436, Page 279, said Deed Records, and on the easterly right-of-way line of Farm to Market Road 2675;

THENCE North 11°40'42" West, with the westerly line of said 178.62 acre tract, and with the easterly line of said 2.111 acre tract, and with the easterly right-of-way line of said Farm to Market Road 2675, a distance of 1822.00 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" (Hereinafter referred to as Capped Iron Rod) set for the western-most northwest corner of said 178.62 acre tract, common to the northeast corner of said 2.111 acre tract, and on the southerly line of a called 9.753 acre tract of land described in the deed to the State of Texas, recorded in Volume 331, Page 546, said Deed Records, and at the intersection of the easterly right-of-way line of said Farm to Market Road 2675 and the southerly right-of-way line of Farm to Market Road 137;

THENCE in an easterly direction, with the common line between said 178.62 acre tract and said 9.753 acre tract, and with the southerly right-of-way line of said Farm to Market Road 137, the following Seven (7) courses:

1. North 73°55'17" East, a distance of 179.42 feet to a Capped Iron Rod set for the northern-most northwest corner of said 178.62 acre tract;
2. South 89°41'06" East, a distance of 2838.00 feet to a Capped Iron Rod set for the beginning of a curve to the right having a delta angle of 49°05'00", a radius of 674.13 feet and a chord bearing and distance of South 65°13'36" East, 560.00 feet;
3. With said curve to the right, an arc distance of 577.50 feet to a Capped Iron Rod set for corner;
4. South 40°41'06" East, a distance of 155.00 feet to a TXDOT concrete right-of-way monument found for corner;
5. South 33°53'04" East, a distance of 166.31 feet to a TXDOT concrete right-of-way monument found for corner;
6. South 40°19'29" East, a distance of 363.83 feet to a Capped Iron Rod set for corner;
7. North 89°14'54" East, passing en route at a distance of 806.05 feet a Capped Iron Rod set for witness and continuing on said course a total distance of 856.05 feet to the northeast corner of the herein described tract of land, common to the northwest corner of a called 22.510 acre tract of land described as Tract Two in the deed to Gary Fowler and wife, Arlene Fowler, recorded in Instrument No. 207113-2023, said Official Records, said point falls in the centerline of a Creek;

THENCE in a southerly direction, crossing said 178.42 acre tract with the westerly line of said 22.510 acre tract, and with the centerline of said creek, the following Six (6) courses:

1. South 02°08'15" West, a distance of 151.63 feet to a point for corner;
2. South 11°45'59" West, a distance of 138.29 feet to a point for corner;
3. South 20°03'29" West, a distance of 150.63 feet to a point for corner;
4. South 03°08'05" West, a distance of 112.17 feet to a point for corner;
5. South 01°29'24" West, a distance of 92.93 feet to a point for corner;
6. South 02°01'29" West, a distance of 109.10 feet to the southeast corner of the herein described tract of land, common to the northeast corner of a called 76.091 acre tract described in the deed to Chad Everett Davidson and Jennifer Michele Davidson, Trustees of the Davidson Revocable Trust, recorded in Instrument No. 219933-2025, said Official Records, and on the southerly line of said 178.42 acre tract;

THENCE South 86°26'44" West, with the southerly line of said 178.42 acre tract, and with the northerly line of said 76.091 acre tract, passing en route at a distance of 175.81 feet a 1/2-inch iron rod found for witness and continuing on said course a total distance of 2516.10 feet a Capped Iron Rod set for the northwest corner of said 76.091 acre tract, common to the northeast corner of aforesaid 81.891 acre tract at the remains of a wood post and a found 1/2-inch thin-wall pipe

THENCE South 84°52'43" West, continuing with the southerly line of said 178.42 acre tract, and with the northerly line of said 81.891 acre tract, and along or near the remains of an old fence, a distance of 1833.50 feet to the POINT OF BEGINNING and enclosing 153.656 acres (6.693,324 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. Electric Easements recorded in Volume 248, Page, 180, Volume 317, Page 139, Volume 331, Page 614, Volume 662, Page 273 and Volume 875, Page 7, Deed Records, Grayson County, Texas.
(Vol. 248, Pg. 180 Unable to be located by description)
(Vol. 317, Pg. 139 Unable to be located by description)
(Vol. 331, Pg. 614 Unable to be located by description)
(Vol. 662, Pg. 273 Affects the surveyed property as shown)
(Vol. 875, Pg. 7 Affects the surveyed property as shown)
3. Right-of-Way Easement to Lamar County Water Supply Corporation, recorded in Volume 493, Page 320, Deed Records, Grayson County, Texas.
(Blanket easement affects the surveyed property for a 15-foot wide water line easement centered on water line as installed, also affects by rights of ingress and egress. The water line has not been located and this easement is not plotted)
4. Abstract lines shown are approximate.

LEGEND

●	FOUND MONUMENT
○	SET MONUMENT
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/ PLASTIC CAP
IRP	IRON PIPE FOUND
CRMF	CONCRETE RIGHT-OF-WAY MONUMENT FOUND
CM	CONTROLLING MONUMENT
()	DEED OR PLAT CALL
R.O.W.	RIGHT-OF-WAY
D.R.L.C.T.	DEED RECORDS, LAMAR COUNTY, TEXAS
O.R.L.C.T.	OFFICIAL RECORDS, LAMAR COUNTY, TEXAS
VOL. PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NO.
RCP	REINFORCED CONCRETE PIPE
⊗	UTILITY/POWER POLE
—	CUY
☐	TELEPHONE BOX
△	BURIED TELEPHONE MARKER
⊙	WATER METER
—	BOUNDARY LINE
—	ADJOINER LINE
—	ABSTRACT LINE APPROXIMATE
—	EASEMENT
—	BUILDING LINE
—	WIRE FENCE
—	ASPHALT
—	OVERHEAD ELECTRIC UTILITY

Certify to: J.A. Jobs Revocable Living Trust, dated September 27, 2005;

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 07/22/2025, 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 Engineers and Land Surveyors.

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



TITLE SURVEY
153.656 ACRES
J.W. PARKS SURVEY, ABSTRACT NO. 739
MATTHIAS HILBURN SURVEY, ABSTRACT NO. 422
14589 Farm to Market Road 137, Roxton
Lamar County, Texas

 Preston Trail LAND SURVEYING		787 W FM 996 Pottsboro, TX 75076 www.prestontrailandsurveying.com 903-786-6029	
TBPELS Firm No. 10194175	Drawn by: LGT Checked by: CRN	Scale: 1"=200' Date: 08/19/2025	Project No. 25-0241 Sheet No. 1 of 1