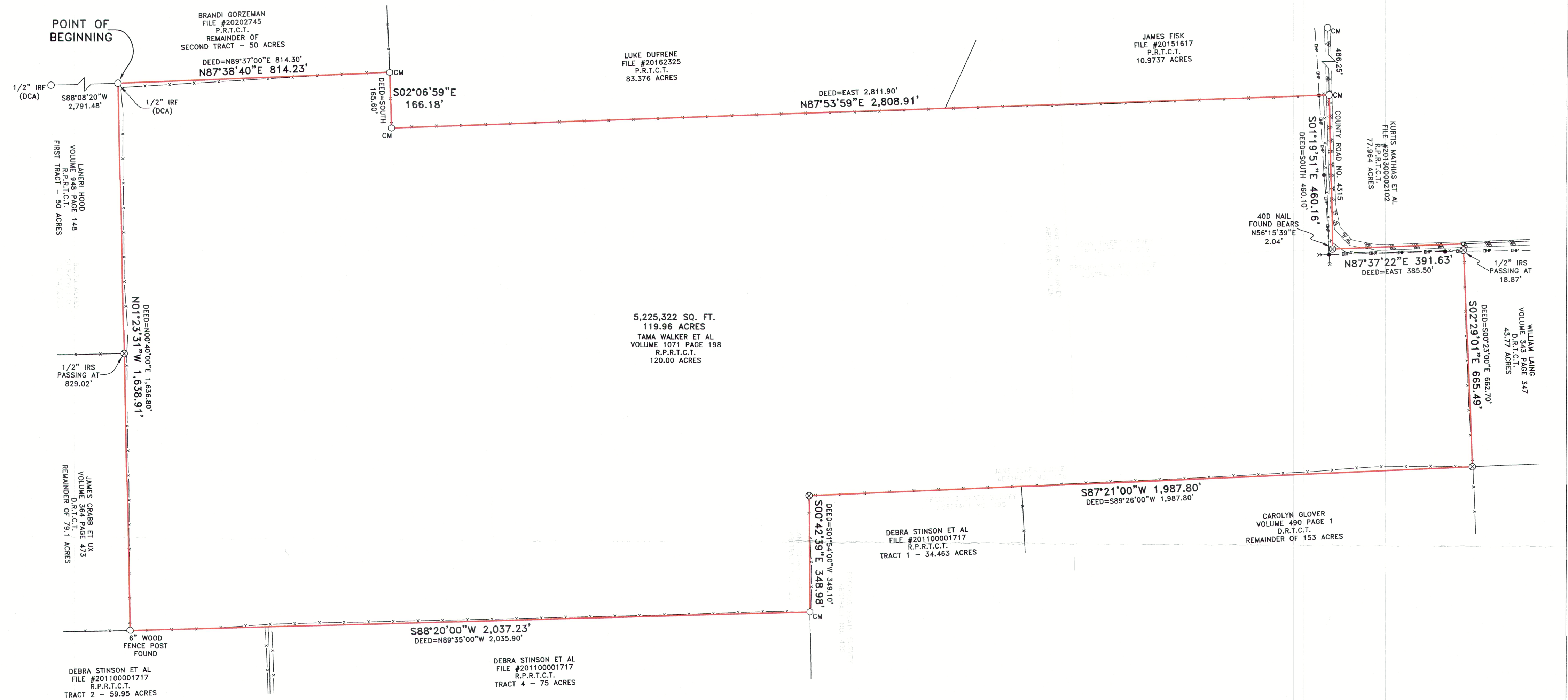




LEGAL DESCRIPTION

Being a lot, tract or parcel of land situated in the Jane Clark Survey, Abstract No. 126, the Precious Seats Survey, Abstract No. 495, and the John Tigert Survey, Abstract No. 576, Titus County, Texas, and being all of that certain called 120 acre tract of land conveyed from Rhey Walker, II to Tama Walker et al, by Cash Warranty Deed, as recorded in Volume 1071, Page 198, Real Property Records, Titus County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found marked (DCA) at the Northwest corner of said 120.00 acre tract, the Northeast corner of a 50 acre tract of land, called First Tract, conveyed to Lanier Hood, by deed recorded in Volume 948, Page 148, Real Property Records, Titus County, Texas, and the Northeast corner of a 50.70 acre tract of land surveyed on the 14th day of October, 2020, said point lying in the South line of the remainder of a 50 acre tract of land, called Second Tract, conveyed to Brandi Gorzeman, by deed recorded in File #20202745, Public Records, Titus County, Texas, from said point, a 1/2 inch iron rod found marked (DCA) at the Northwest corner of said 50 acre tract, the Northwest corner of said 50.70 acre tract, and the Southwest corner of the remainder of said 50 acre tract, bears South 88 Degrees 08 Minutes 20 Seconds West, a distance of 2,791.48 feet;

THENCE, North 87 Degrees 38 Minutes 40 Seconds East, along a North line of said 120.00 acre tract, and the South line of the remainder of said 50 acre tract, a distance of 814.23 feet to a 1/2 inch iron pipe found at a Northeast corner of said 120.00 acre tract, and the Southeast corner of the remainder of said 50 acre tract, said point lying in the West line of an 83.376 acre tract of land conveyed to Luke Dufrene, by deed recorded in File #20162325, Public Records, Titus County, Texas;

THENCE, South 02 Degrees 06 Minutes 59 Seconds East, along an East line of said 120.00 acre tract, and the West line of said 83.376 acre tract, a distance of 166.18 feet to a 1/2 inch iron pipe found at an ell corner of said 120.00 acre tract, and the Southwest corner of said 83.376 acre tract;

THENCE, North 87 Degrees 53 Minutes 59 Seconds East, along a North line of said 120.00 acre tract, and a South line of said 83.376 acre tract, passing a Southeast corner of said 83.376 acre tract, and the Southwest corner of a 10.9737 acre tract of land conveyed to James Fisk, by deed recorded in File #20151617, Public Records, Titus County, Texas, and continuing the same course in all a total distance of 2,808.91 feet to a 1/2 inch iron rod found at a Northeast corner of said 120.00 acre tract, and the Southeast corner of said 10.9737 acre tract, said point lying in the West line of a 77.964 acre tract of land conveyed to Kurtis Mathias et al, by deed recorded in File #201300002102, Real Property Records, Titus County, Texas, and in County Road No. 4315, from said point, a 1/2 inch iron rod found in the East line of said 10.9737 acre tract, in the West line of said 77.964 acre tract, and in said County Road No. 4315, bears North 01 Degrees 19 Minutes 51 Seconds West, a distance of 486.25 feet;

THENCE, South 01 Degrees 19 Minutes 51 Seconds East, along an East line of said 120.00 acre tract, the West line of said 77.964 acre tract, and said County Road No. 4315, a distance of 460.16 feet to a 1/2 inch iron rod set marked (BY-LINE) at an ell corner of said 120.00 acre tract, and the Southwest corner of said 77.964 acre tract, said point lying on the Southwest side of County Road No. 4315, from said point, a 400 nail found for witness, bears North 56 Degrees 15 Minutes 39 Seconds East, a distance of 2.04 feet;

THENCE, North 87 Degrees 37 Minutes 22 Seconds East, along a North line of said 120.00 acre tract, the South line of said 77.964 acre tract, and said County Road No. 4315, a distance of 391.63 feet to a point for corner at a Northeast corner of said 120.00 acre tract, and the Northwest corner of a 43.77 acre tract of land conveyed to William Laing, by deed recorded in Volume 343, Page 347, Deed Records, Titus County, Texas;

THENCE, South 02 Degrees 29 Minutes 01 Seconds East, along an East line of said 120.00 acre tract, and the West line of said 43.77 acre tract, passing at a distance of 18.87 feet, a 1/2 inch iron rod set marked (BY-LINE) for witness, and continuing the same course in all a total distance of 665.49 feet to a 1/2 inch iron rod set marked (BY-LINE) at a Southeast corner of said 120.00 acre tract, and the Southwest corner of said 43.77 acre tract, said point lying in the North line of the remainder of a 153 acre tract of land conveyed to Carolyn Glover, by deed recorded in Volume 490, Page 1, Deed Records, Titus County, Texas;

THENCE, South 87 Degrees 21 Minutes 00 Seconds West, along a South line of said 120.00 acre tract, and the North line of the remainder of said 153 acre tract, passing the Northwest corner of the remainder of said 153 acre tract, and the Northeast corner of a 34.463 acre tract of land, called Tract 1, conveyed to Debra Stinson et al, by deed recorded in File #201100001717, Real Property Records, Titus County, Texas, and continuing the same course in all a total distance of 1,987.80 feet to a 1/2 inch iron rod set marked (BY-LINE) at an ell corner of said 120.00 acre tract, and the Northwest corner of said 34.463 acre tract;

THENCE, South 00 Degrees 42 Minutes 39 Seconds East, along an East line of said 120.00 acre tract, and the West line of said 34.463 acre tract, a distance of 348.98 feet to a 1/2 inch iron pipe found at a Southeast corner of said 120.00 acre tract, and the Northeast corner of a 75 acre tract of land, called Tract 4, conveyed to Debra Stinson et al, by deed recorded in File #201100001717, Real Property Records, Titus County, Texas;

THENCE, South 88 Degrees 20 Minutes 00 Seconds West, along a South line of said 120.00 acre tract, and the North line of said 75 acre tract, passing the Northwest corner of said 75 acre tract, and the Northeast corner of a 59.95 acre tract of land, called Tract 2, conveyed to conveyed to Debra Stinson et al, by deed recorded in File #201100001717, Real Property Records, Titus County, Texas, and continuing the same course in all a total distance of 2,037.23 feet to a 6 inch wood fence post found at the Southwest corner of said 120.00 acre tract, and the Southeast corner of the remainder of a 79.1 acre tract of land conveyed to James Crabb et ux, by deed recorded in Volume 364, Page 473, Deed Records, Titus County, Texas;

THENCE, North 01 Degrees 23 Minutes 31 Seconds West, along the West line of said 120.00 acre tract, and the East line of the remainder of said 79.1 acre tract, passing at a distance of 829.02 feet, a 1/2 inch iron rod set marked (BY-LINE) at the Northeast corner of the remainder of said 79.1 acre tract, the Southeast corner of said 50 acre tract, and the Southeast corner of said 50.70 acre tract in all a total distance of 1,638.91 feet to the POINT OF BEGINNING and CONTAINING 5,225,322 square feet or 119.96 acres of land.

I, Justin Kleam RPLS No. 5871, do hereby certify to: Mayben Realty, as client: That the Plat of Survey shown hereon is a correct, and accurate representation of the property lines, and dimensions are as indicated; and EXCEPT AS SHOWN, all improvements are located within the boundaries, and there are no visible, and apparent encroachments or protrusions on the ground. 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.

SURVEYOR'S NOTES:
1) BEARINGS ARE BASED ON NAD 83 (2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS. AREA AND DISTANCES SHOWN HEREON ARE AT GRID.
2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
3) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND MAY BE SUBJECT TO RECORD EVIDENCE WHICH IS NOT AVAILABLE FOR CONSIDERATION AT THE TIME OF THIS SURVEY.
4) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.
5) ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE IN LOCATION.



BY: JUSTIN KLEAM
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5871

LEGEND	
CM CONTROLLING MONUMENT	CONCRETE
1/2" IRON ROD FOUND	WOOD
1/2" IRON ROD SET (BY-LINE)	COVERED CARPORT, PORCH, DECK, ETC
POINT FOR CORNER	OHT - OVERHEAD TELEPHONE
1/2" IRON PIPE FOUND	OHP - OVERHEAD ELECTRIC
POWER POLE	PIPE FENCE
A/C AIR CONDITIONING	METAL FENCE
WATER METER	BARBED WIRE FENCE
CONCRETE R.O.W. MON	CHAINLINK FENCE
600 NAIL FOUND	OVERHEAD ELECTRIC
"X" FOUND IN CONCRETE	ELECTRIC PEDESTAL
UNDERGROUND ELECTRIC	TELEPHONE PEDESTAL
FH FIRE HYDRANT	CLEANOUT
GAS METER	SEPTIC TANK
WATER VALVE	ASPHALT PAVING
	GRAVEL/ROCK
	ROAD OR DRIVE

119.96 ACRES JANE CLARK SURVEY, ABSTRACT NO. 126, PRECIOUS SEATS SURVEY, ABSTRACT NO. 495 AND JOHN TIGERT SURVEY, ABSTRACT NO. 576 TITUS COUNTY, TEXAS COUNTY ROAD NO. 4315	
DATE:	10/23/2020
SCALE:	1" = 200'
JOB NO.:	2020-1809
CLIENT:	MAYBEN REALTY
TECHNICIAN:	LER

BY-LINE SURVEYING LLC	
P.O. BOX 834 Emory, Tx 75440 Ph: (903) 473-5150 Firm No: 10194233 www.bylinesurveying.com	
© Copyright By-Line Surveying LLC. All rights reserved.	