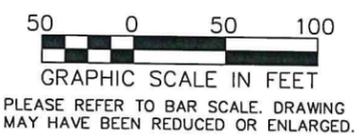
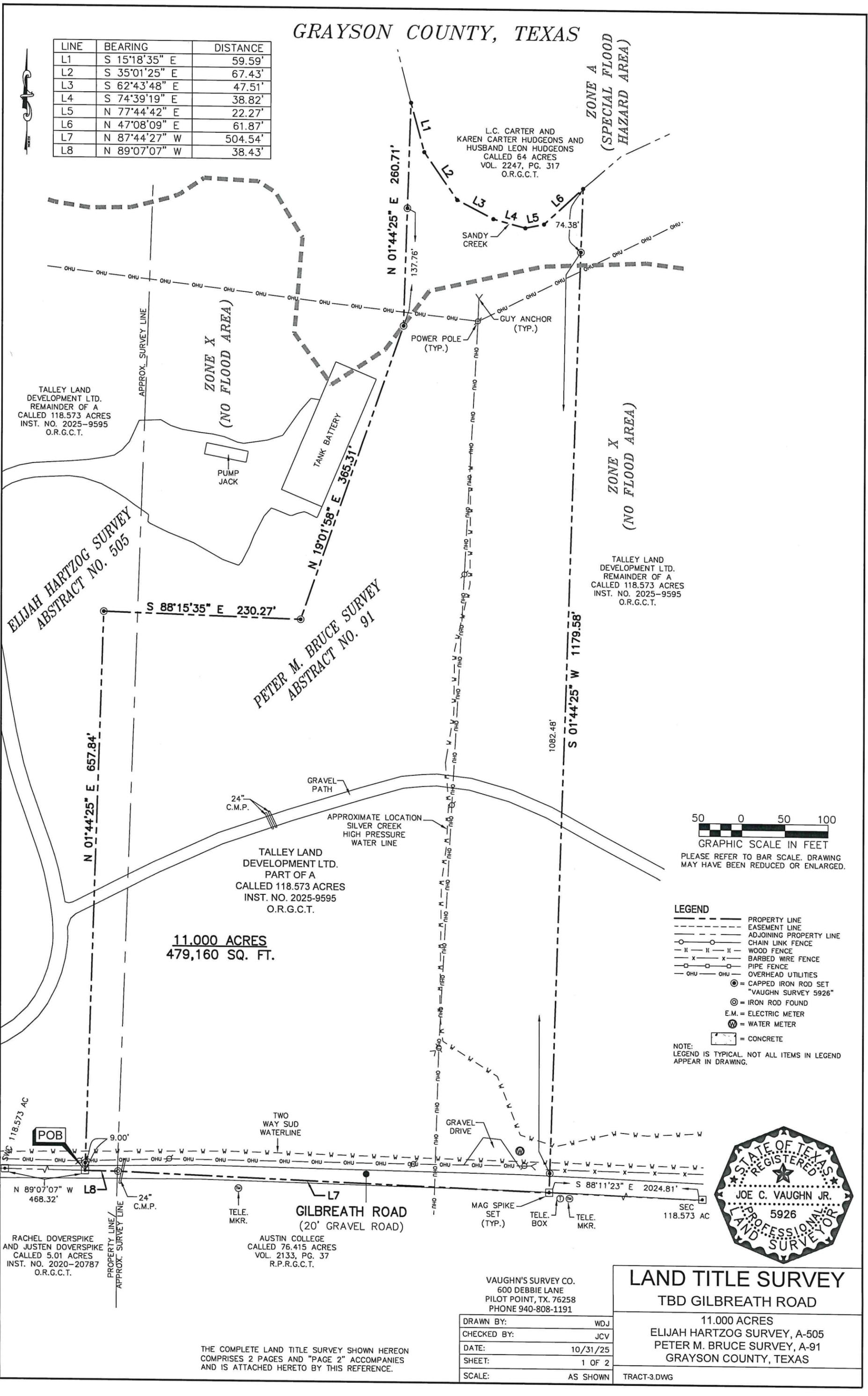


GRAYSON COUNTY, TEXAS

LINE	BEARING	DISTANCE
L1	S 15°18'35" E	59.59'
L2	S 35°01'25" E	67.43'
L3	S 62°43'48" E	47.51'
L4	S 74°39'19" E	38.82'
L5	N 77°44'42" E	22.27'
L6	N 47°08'09" E	61.87'
L7	N 87°44'27" W	504.54'
L8	N 89°07'07" W	38.43'



- LEGEND**
- PROPERTY LINE
 - - - EASEMENT LINE
 - - - ADJOINING PROPERTY LINE
 - ○ ○ CHAIN LINK FENCE
 - || || || WOOD FENCE
 - x x x BARBED WIRE FENCE
 - □ □ PIPE FENCE
 - OHU OHU OVERHEAD UTILITIES
 - ⊙ = CAPPED IRON ROD SET "VAUGHN SURVEY 5926"
 - ⊙ = IRON ROD FOUND
 - E.M. = ELECTRIC METER
 - ⊙ = WATER METER
 - = CONCRETE
- NOTE: LEGEND IS TYPICAL. NOT ALL ITEMS IN LEGEND APPEAR IN DRAWING.



LAND TITLE SURVEY
TBD GILBREATH ROAD
 11.000 ACRES
 ELIJAH HARTZOG SURVEY, A-505
 PETER M. BRUCE SURVEY, A-91
 GRAYSON COUNTY, TEXAS
 TRACT-3.DWG

VAUGHN'S SURVEY CO.
 600 DEBBIE LANE
 PILOT POINT, TX. 76258
 PHONE 940-808-1191

DRAWN BY:	WDJ
CHECKED BY:	JCV
DATE:	10/31/25
SHEET:	1 OF 2
SCALE:	AS SHOWN

THE COMPLETE LAND TITLE SURVEY SHOWN HEREON COMPRISES 2 PAGES AND "PAGE 2" ACCOMPANIES AND IS ATTACHED HERETO BY THIS REFERENCE.

RACHEL DOVERSPIKE AND JUSTEN DOVERSPIKE CALLED 5.01 ACRES INST. NO. 2020-20787 O.R.G.C.T.

AUSTIN COLLEGE CALLED 76.415 ACRES VOL. 2133, PG. 37 R.P.R.G.C.T.

TALLEY LAND DEVELOPMENT LTD. PART OF A CALLED 118.573 ACRES INST. NO. 2025-9595 O.R.G.C.T.

11.000 ACRES
479,160 SQ. FT.

TALLEY LAND DEVELOPMENT LTD. REMAINDER OF A CALLED 118.573 ACRES INST. NO. 2025-9595 O.R.G.C.T.

TALLEY LAND DEVELOPMENT LTD. REMAINDER OF A CALLED 118.573 ACRES INST. NO. 2025-9595 O.R.G.C.T.

L.C. CARTER AND KAREN CARTER HUDGEONS AND HUSBAND LEON HUDGEONS CALLED 64 ACRES VOL. 2247, PG. 317 O.R.G.C.T.

GRAYSON COUNTY, TEXAS

PROPERTY DESCRIPTION

Being a tract of land situated in the Elijah Hartzog Survey, Abstract No. 505 and the Peter M. Bruce Survey, Abstract No. 91, Grayson County, Texas and being part of a called 118.573 acres tract of land described in Deed to Talley Land Development LTD. as recorded in Inst. No. 2025-9595, Official Records, Grayson County, Texas, and being more particularly described herein as follows:

BEGINNING at a "Mag"spike with washer stamped "VAUGHN SURVEY 5926" (typical) set in Gilbreath Road (a public road) in the South line of said Talley tract common to the North line of a called 5.01 acres tract of land described in Deed to Rachel Doverspike and Justen Doverspike as recorded in Inst. No. 2020-20787, said Official Records for the Southwest corner of the herein described tract, from which a "Mag"nail w/washer stamped (PRESTON TRAIL 6586) found at the Southwest corner of said Talley tract bears North 89 degrees 07 minutes 07 seconds West, a distance of 468.32 feet;

THENCE with the West line of the herein described tract, severing said Talley tract, the following four (4) courses and distances:

1. North 01 degrees 44 minutes 25 seconds East, passing at a distance of 9.00 feet a 1/2 inch capped iron rod stamped "VAUGHN SURVEY 5926" (typical) set on the North side of said Road for reference, and continuing along said course, a total distance of 657.84 feet to a 1/2 inch iron rod set for corner;
2. South 88 degrees 15 minutes 35 seconds East, passing the East line of said Hartzog Survey common to the West line of said Bruce Survey, and continuing along said course, a distance of 230.27 feet to a 1/2 inch iron rod set for corner;
3. North 19 degrees 01 minutes 58 seconds East, a distance of 365.31 feet to a 1/2 inch iron rod set for corner;
4. North 01 degrees 44 minutes 25 seconds East, passing at a distance of 137.76 feet a 1/2 inch iron rod set near the South bank of Sandy Creek for reference, and continuing along said course, a total distance of 260.71 feet to a point in or near the centerline of said creek in the North line of said Talley tract common to the South line of a called 64 acres tract of land described in Deed to L.C. Carter and Karen Carter Hudgens and husband Leon Hudgens as recorded in Vol. 2247, Pg. 317, said Official Records for the Northwest corner of the herein described tract;

THENCE with the North line of said Talley tract common to the South line of said 64 acres tract, with the centerline of said creek, the following six (6) courses and distances:

1. South 15 degrees 18 minutes 35 seconds East, a distance of 59.59 feet to a point for corner;
2. South 35 degrees 01 minutes 25 seconds East, a distance of 67.43 feet to a point for corner;
3. South 62 degrees 43 minutes 48 seconds East, a distance of 47.51 feet to a point for corner;
4. South 74 degrees 39 minutes 19 seconds East, a distance of 38.82 feet to a point for corner;
5. North 77 degrees 44 minutes 42 seconds East, a distance of 22.27 feet to a point for corner;
6. North 47 degrees 08 minutes 09 seconds East, a distance of 61.87 feet to a point for the Northeast corner of the herein described tract;

THENCE South 01 degrees 44 minutes 25 seconds West, with the East line of the herein described tract, severing said Talley tract, passing at a distance of 74.38 feet a 1/2 inch iron rod set near the South bank of said creek for reference, and continuing along said course, passing at a distance of 1156.86 feet to a 1/2 inch iron rod set on the North side of said Road for reference, and continuing along said course, a total distance of 1179.58 feet to a "Mag"spike set near the South edge of said Road and in the South line of said Talley tract common to the North line of a called 76.415 acres tract of land described in Deed to Austin College as recorded in Vol. 2133, Pg. 37, Real Public Records, Grayson County, Texas for the Southeast corner of the herein described tract, from which a "Mag"nail w/washer stamped (PRESTON TRAIL 6586) found at the Southeast corner of said Talley tract bears South 88 degrees 11 minutes 23 seconds East, a distance of 2024.81 feet;

THENCE North 87 degrees 44 minutes 27 seconds West, with the South line of said Talley tract and said Road common to the North line of said 76.415 acres tract, along said Road, a distance of 504.54 feet to a 1/2 inch capped iron rod stamped (PRESTON TRAIL 6586) found in said Road at the Northwest corner of said 76.415 acres tract common to the Northeast corner of said 5.01 acres tract in the West line of said Bruce Survey common to the East line of said Hartzog Survey;

THENCE North 89 degrees 07 minutes 07 seconds West, with the South line of said Talley tract common to the North line of said 76.415 acres tract, along said Road, a distance of 38.43 feet to the **POINT OF BEGINNING** and containing, within the metes and bounds herein recited, 11,000 acres of land, more or less.

FLOOD NOTE

PER DATA PROVIDED BY F.E.M.A. PART OF THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN A DESIGNATED ZONE A (SPECIAL FLOOD HAZARD AREA WITH NO BASE FLOOD ELEVATIONS DETERMINED) AND THE REMAINING PART OF THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN A DESIGNATED ZONE X AND DOES NOT APPEAR TO BE LOCATED IN A 100 OR 500 YEAR FLOOD AREA AS PLOTTED ON COMMUNITY PANEL # 480829 0250 F OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE OR FLOOD HAZARD BOUNDARY MAP BEARING A REVISED EFFECTIVE DATE OF SEPTEMBER 29, 2010.

GENERAL NOTES

1. ALL BEARINGS CONTAINED HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202), DERIVED FROM GPS OBSERVATION AND DERIVED FROM AN ON-THE-GROUND SURVEY CONDUCTED ON OCTOBER 20, 2025.
2. ALL MONUMENTS SHOWN AS FOUND HEREON WERE CONTROLLING MONUMENTS USED IN THE FINAL BOUNDARY RESOLUTION AS SHOWN.
3. PIPELINES ON SUBJECT TRACT NOT SHOWN. SILVER CREEK HIGH PRESSURE WATERLINE BASED ON PREVIOUS SURVEY BY OTHERS AND SHOULD BE CONSIDERED APPROXIMATE.

SURVEYOR'S CERTIFICATION

This is to certify that, under my personal supervision, a careful survey was made on the ground of the property shown hereon. This survey was prepared without the benefit of a current title report. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. The plat hereon is a careful representation of the subject property as determined by an on-the-ground survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements being as shown, the improvements being within the boundary of the property, setback from property lines the distance indicated and that the distance from the nearest intersecting street or road being as shown on said plat. EXCEPT AS SHOWN THERE ARE NO VISIBLE INTRUSIONS OR PROTRUSIONS APPARENT ON THE GROUND.


JOE C. VAUGHN, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5926
OCTOBER 31, 2025
FIRM REGISTRATION NO. 10194786



VAUGHN'S SURVEY CO.
600 DEBBIE LANE
PILOT POINT, TX. 76258
PHONE 940-808-1191

DRAWN BY:	WDJ
CHECKED BY:	JCV
DATE:	10/31/25
SHEET:	2 OF 2
SCALE:	N.T.S.

LAND TITLE SURVEY

TBD GILBREATH ROAD

11.000 ACRES

ELIJAH HARTZOG SURVEY, A-505
PETER M. BRUCE SURVEY, A-91
GRAYSON COUNTY, TEXAS

TRACT-3.DWG