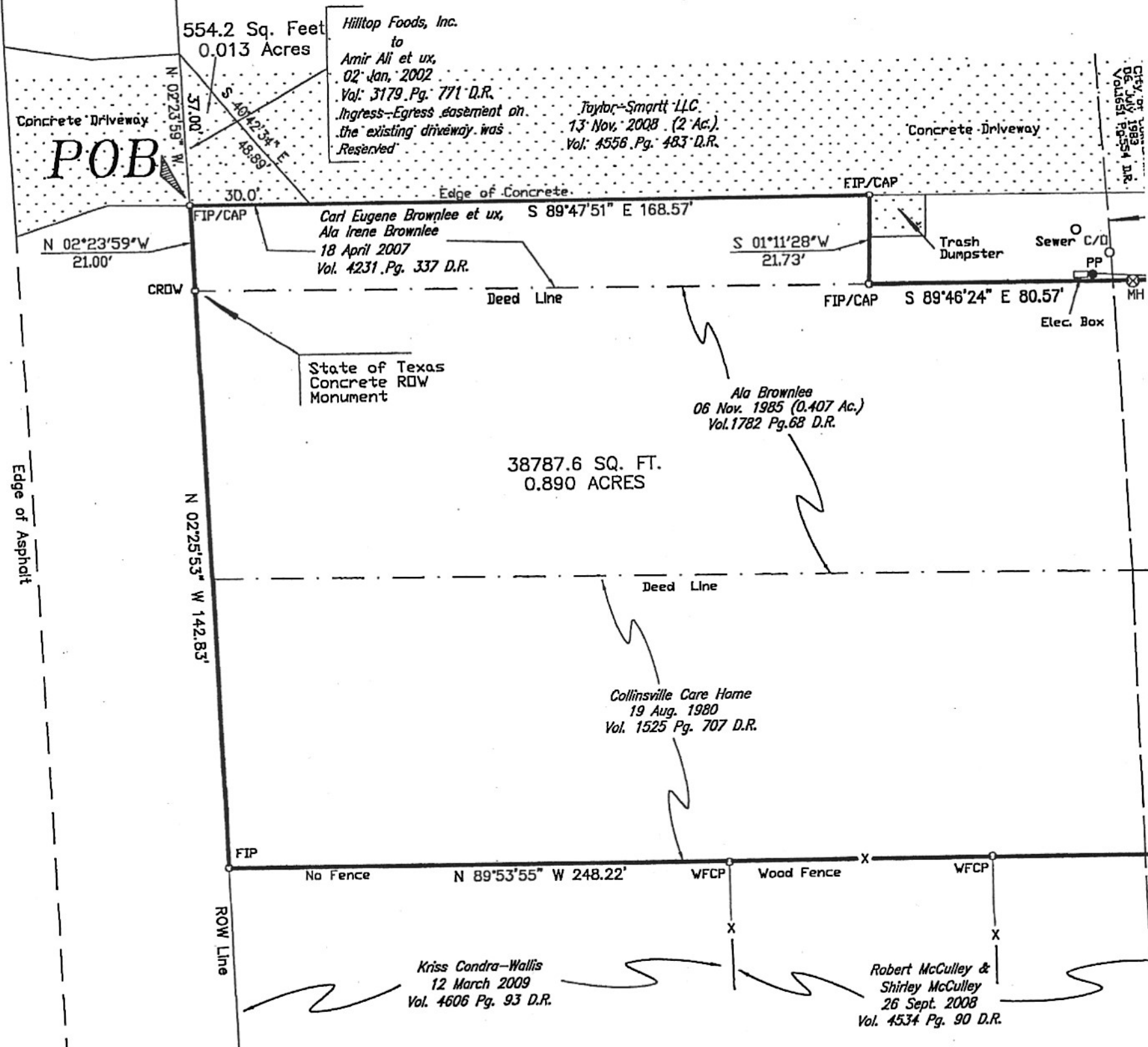


Charles Quillin Survey Abst. 989



U.S. Highway No. 377
State of Texas Vol. 1008 Pg. 318 D.R.

**** ACCESS EASEMENT ****

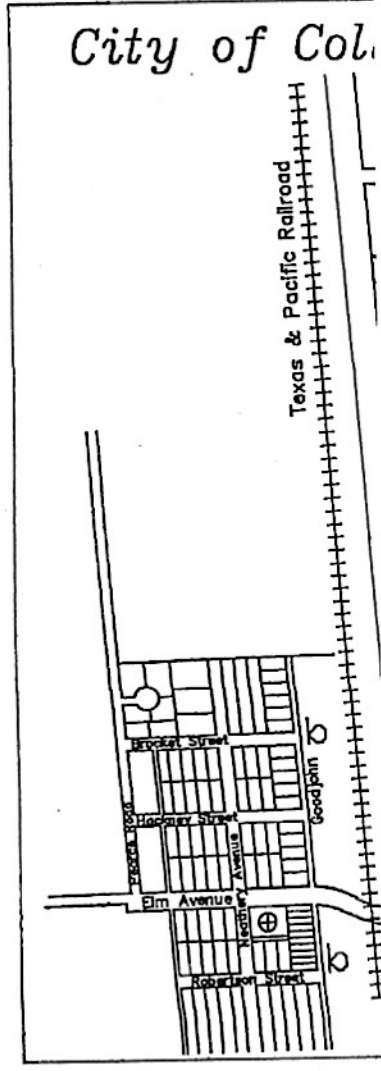
All that certain tract or parcel of land situated in the Charles Quillin Survey, Abstract Number 989, City of Collinsville, County of Grayson, State of Texas, said tract being part of a tract as described in Deed to Taylor-Smartt LLC, filed 13 November 2008, and Recorded in Volume 4556 Page 483 of the 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 1/2 inch Steel Rebar Capped, said rebar being the southwest corner of said Taylor-Smartt tract, and the northwest corner of a tract as described in Deed to Carl Engine Brownlee etux, Ala Irene Brownlee, filed 18 April 2007, and Recorded in Volume 4231 Page 337 of said Deed Records, said rebar also being on the east Right-of-Way line of U.S. Highway 377 as described in Deed to The State of Texas, and Recorded in Volume 1008 Page 318 of said Deed Records;

Thence: North 02 degrees 23 minutes 59 seconds West, with the west line of said Taylor-Smartt tract, and with the east ROW line of said Highway 377, a distance of 37.00 feet for a corner.

Thence: South 40 degrees 42 minutes 34 seconds East, a distance of 48.89 feet for the southeast corner of this tract, and on the south line of said Taylor-Smartt tract;

Thence: North 89 degrees 47 minutes 51 seconds West, with the south line of said Taylor-Smartt tract, a distance of 30.00 feet to the POINT OF BEGINNING and containing 0.013 of an acre of land.



LEGEND

- S3R = Set 3/4" Rod
- FIP = Found Rebar
- SIP = Set 1/2" Sq. Tubing
- FST = Fd 1/2" Sq. Tubing
- FSR = Fd Sq. Rod
- ROW = Right-of-Way
- X- = Fence Line
- () = Deed Calls
- E- = Electric Line
- T- = Telephone Line
- C- = TV Cable
- GM = Gas Meter
- PP = Power Pole
- WM = Water Meter
- AC = Air Cond.
- BL = Building Line
- UGT = Undergd phone
- FCP = Fence Corner Post
- UE = Utility Easement
- BC = Back of Curb

**** Basis of Bearing ****
Course along the north line of Ala Brownlee's Deed Vol. 1782 Pg. 68 D.R.

- Note:**
1. If the Original Surveyors Seal & Signature IS NOT in "RED" then this drawing may be a copy or forgery.
 2. There May Or May Not Be Pipe Lines On This Property.
 3. Adjoining tract data is for informational purposes only and does not represent a complete survey of those lands.
 4. This Survey May or May Not Comply With City or County Platting Regulations.
 5. Errors: The Client or Client's representatives will have 45 days from the date the survey was issued to change any misspellings or any errors on the survey report, after this time has expired all parties involved must except the survey as issued.
 6. This survey was prepared without the benefit of having a Title Policy.

Copyright 2009, L&L Surveying, Inc.

o. 989

**** PROPERTY DESCRIPTION ****

All that certain tract or parcel of land situated in the Charles Quillin Survey, Abstract Number 989, City of Collinsville, County of Grayson, State of Texas, said tract being part of a tract as described in Deed to Carl Eugene Brownlee et ux, Ala Irene Brownlee, filed 18 April 2007, and Recorded in Volume 4231 Page 337, and being part of a tract as described in Deed to Collinsville Care Home Inc, filed 19 August 1980, and Recorded in Volume 1525 Page 707, and being all of a tract as described in Deed to Ala Brownlee, Filed 06 November 1985, and Recorded in Volume 1782 Page 68 of the Deed Records of the County of Grayson, State of Texas, and being more fully described as follows:

Beginning for the northwest corner of the tract being described herein at a found 1/2 inch Steel Rebar Capped, said rebar being the northwest corner of said Brownlee tract (4231/337), and the southwest corner of a tract as described in Deed to Taylor-Smartt LLC, filed 13 November 2008, and Recorded in Volume 4556 Page 483 of said Deed Records, said rebar also being on the east Right-of-Way line of U.S. Highway 377 as described in Deed to The State of Texas, and Recorded in Volume 1008 Page 318 of said Deed Records;

Thence: South 89 degrees 47 minutes 51 seconds East, with the south line of said Taylor-Smartt tract, a distance of 168.57 feet to a found 1/2 inch Steel Rebar Capped for an ell corner of said Taylor-Smartt tract;

Thence: South 01 degrees 11 minutes 28 seconds West, with the south line of said Taylor-Smartt tract, a distance of 21.73 feet to a found 1/2 inch Steel Rebar Capped for an ell corner of said Taylor-Smartt tract;

Thence: South 89 degrees 46 minutes 24 seconds East, with the south line of said Taylor-Smartt tract, a distance of 80.57 feet to a found 1/2 inch Steel Rebar Capped for the southeast corner of said Taylor-Smartt tract and the northeast corner of said Brownlee tract, and on the west Right-of-Way line of North Main Street (old Hwy. 10) as described in ROW Easement to The State of Texas, and Recorded in Volume 336 Page 573 of said Deed Records;

Thence: With the west ROW line of North Main Street and a curve to the right having a radius of 3714.58 feet, Arc Length of 116.61 feet and a chord bearing of South 02 degrees 20 minutes 12 seconds East and a chord distance of 116.61 feet to a set 1/2 inch Steel Square Tubing for a corner this tract;

Thence: South 03 degrees 55 minutes 06 seconds East, with the west ROW line of said North Main Street, a distance of 21.03 feet to a found 1/2 inch Steel Square Tubing for the southeast corner this tract, and the northeast corner of a tract as described in deed to Robert McCulley and Shirley McCulley, filed 26 September 2008, and Recorded in Volume 4534 Page 90 of said Deed Records;

Thence: North 89 degrees 53 minutes 55 seconds West, a distance of 248.22 feet to a found 1/2 inch Steel Square Tubing for the southwest corner this tract and the northwest corner of a tract as described in Deed to Kriss Condra-Wallis, filed 12 March 2009, and Recorded in Volume 4606 Page 93 of said Deed Records and on the east ROW line of said Highway 377;

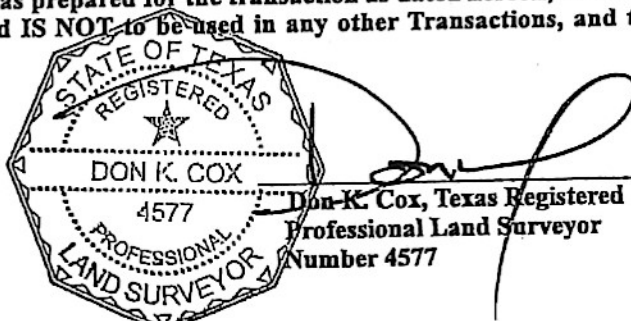
Thence: North 02 degrees 25 minutes 53 seconds West, with the east ROW line of said Highway 377, a distance of 142.83 feet to a found State of Texas Concrete Right-of-Way Monument for a corner this tract;

Thence: North 02 degrees 23 minutes 59 seconds West, with the east ROW line of said Highway 377, a distance of 21.00 feet to the POINT OF BEGINNING and containing 0.890 acres of land.

The undersigned does hereby state that a survey was made on the ground, dated 02 September 2014, on the property legally 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 right-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 person or persons named in the above statements. Said statement does not extend to any unnamed person without an express restating by the surveyor naming said person, This survey was prepared for the transaction as dated hereon, this Plat or Map is the Property of Cox Land Surveying Corp., and IS NOT to be used in any other Transactions, and the COPY RIGHTS ARE RESERVED.

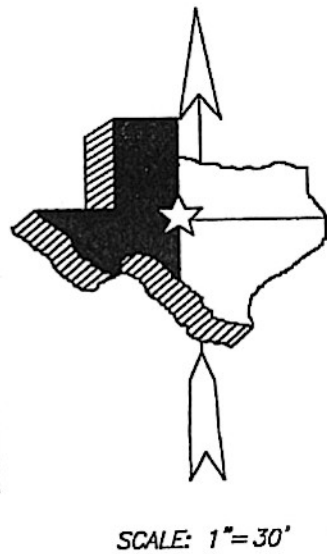
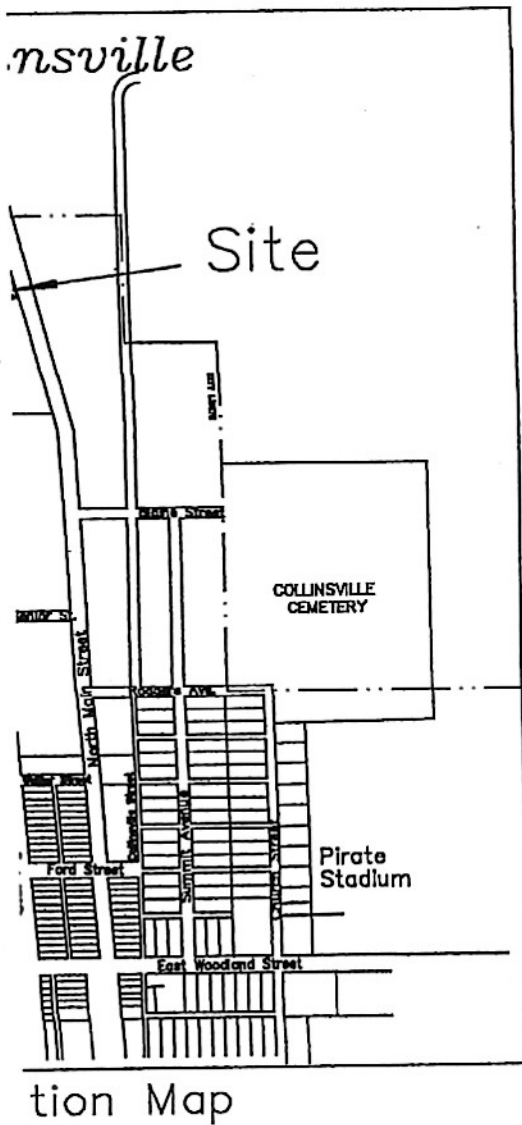
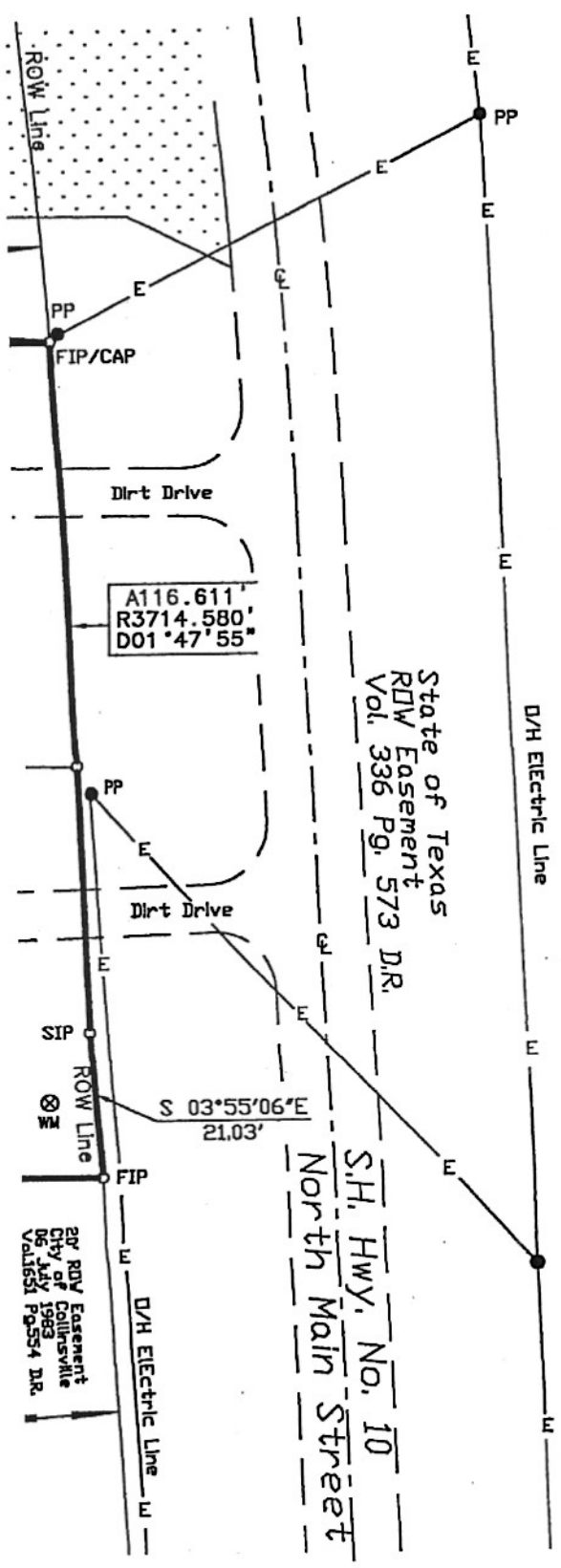
04 September 2014
24 Sept. 2014 Rev.




FLOOD STATEMENT:

I have examined the Federal Emergency Management Agency, National Flood Insurance Program, Flood Insurance Rate Map for the County of Grayson, State of Texas, community Panel Number 480181C effective date of 29 September 2010, and that map indicates that this property is Not within Zone "A" (special flood hazard area) as shown on Panel Number 0350-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.





COX LAND SURVEYING CO.

P.O. BOX 597 108 N. MAIN ST. COLLINSVILLE, TEXAS 76233
 COLLINSVILLE 903-429-6125 FAX 903-429-6971 E-mail: CLSC108@aol.com
 Gainesville 940-612-LAND Denton 940-381-5070 McKinney 469-952-5070

0.890 Acres In the
 Charles Quillin Survey Abst.No.989
 City of Collinsville
 County of Grayson
 State of Texas

Drawn by: CBR
 Check by: DKC

Job No.
 14-10391
 Firm # 10005500

Registered Professional
 Land Surveyors Seal

Date: 04 September 2014

EXHIBIT "A"

TRACT ONE:

All that certain tract or parcel of land situated in the Charles Quillin Survey, Abstract Number 989, City of Collinsville, County of Grayson, State of Texas, said tract being part of a tract as described in Deed to Carl Eugene Brownlee et ux, Ala Irene Brownlee, filed 18 April 2007, and Recorded in Volume 4231 Page 337, and being part of a tract as described in Deed to Collinsville Care Home Inc, filed 19 August 1980, and Recorded in Volume 1525 Page 707, and being all of a tract as described in Deed to Ala Brownlee. Filed 06 November 1985, and Recorded in Volume 1782 Page 68 of the Deed Records of the County of Grayson, State of Texas, and being more fully described as follows:

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Thence: North 02 degrees 23 minutes 59 seconds West, with the east ROW line of said Highway 377, a distance of 21.00 feet to the POINT OF BEGINNING and containing 0.890 acres of land.

TRACT TWO:

** ACCESS EASEMENT **

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