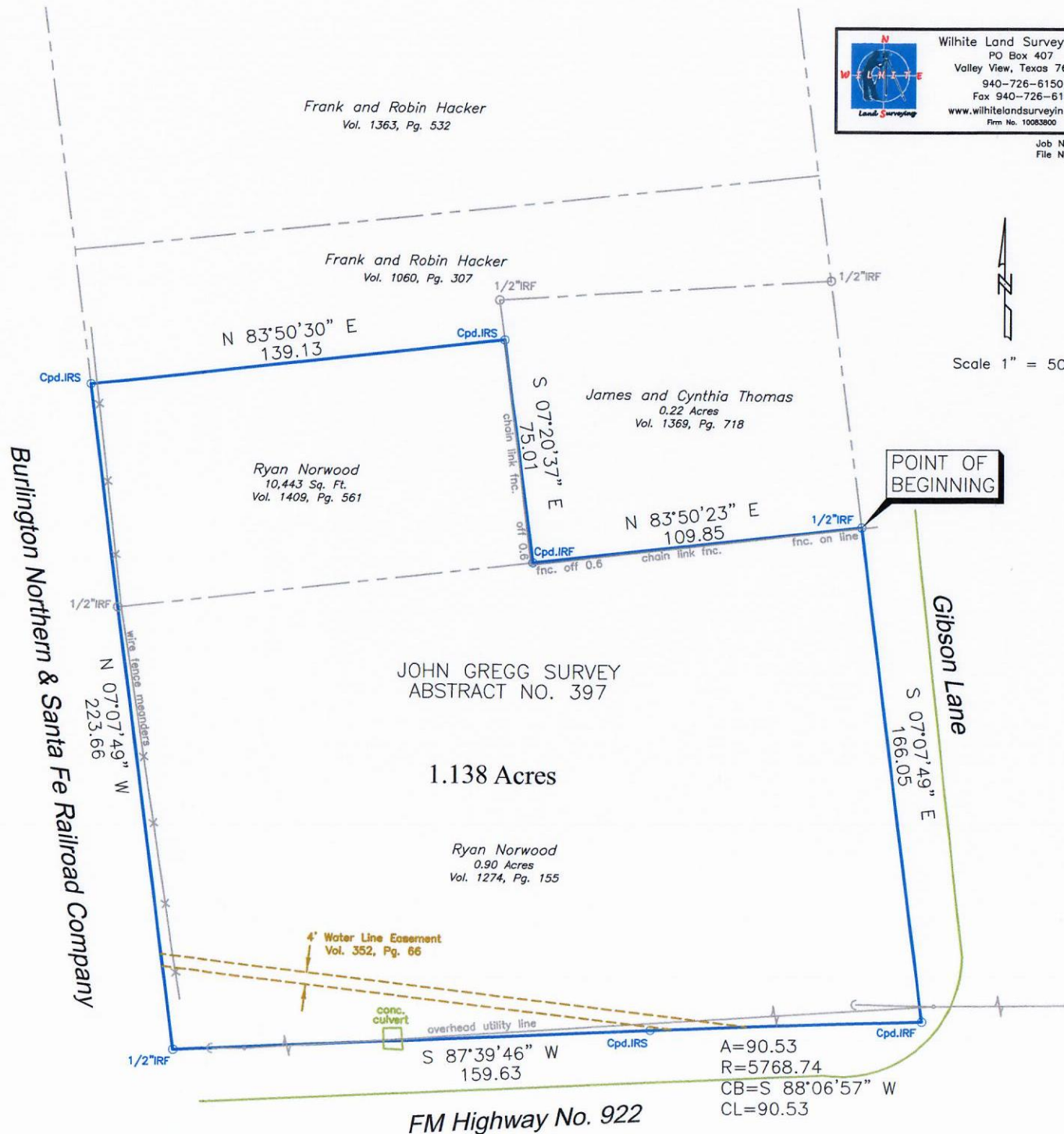


Dated: January 21, 2019



Job No. 20190055
File No. 20181318



SITUATED in the State of Texas, County of Cooke, City of Valley View being part of the John Gregg Survey, Abstract No. 397, being all of a called 0.90 acre tract as recorded in Vol. 1274, Pg. 155, and all of a called 10,443 square foot tract as recorded in Vol. 1409, Pg. 561 of the Deed Records of Cooke County, said premises being more particularly described as follows;

BEGINNING at a 1/2" iron rod found on the west right of way of Gibson Lane marking the most eastern northeast corner of said premises, said corner also being the northeast corner of said 0.90 acre tract;

THENCE with the east line of said premises and said road, South 07°07'49" East, 166.05 feet to a capped iron rod found on the north right of way of FM Highway No. 922 marking the southeast corner of said premises and the beginning of a curve to the left;

THENCE departing Gibson Lane, with the south line of said premises, said right of way, and said curve having a radius of 5768.74 feet, a chord bearing South 88°06'57" West, 90.53 feet, and an arc length of 90.53 feet to a capped iron rod set marking the end of said curve;

THENCE with the south line of said premises and said right of way, South 87°39'46" West, 159.63 feet to a 1/2" iron rod found on the east right of way of BNSF Railroad right of way marking the southwest corner of said premises;

THENCE departing FM Highway No. 922, with the west line of said premises, and said railroad right of way, North 07°07'49" West, passing a 1/2" iron rod found marking the northwest corner of said 0.90 acre tract and the southwest corner of said 10,443 square foot tract at 148.66 feet and continuing in all 223.66 feet to a capped iron rod set marking the northwest corner of said premises;

THENCE departing said railroad and with the north line of said premises, North 83°50'30" East, 139.13 feet to a capped iron rod set marking the most northern northeast corner of said premises;

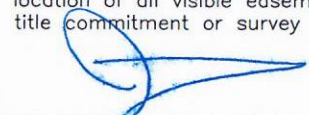
THENCE with the east line of said premises, South 07°20'37" East, 75.01 feet to a capped iron rod found marking an interior corner of said premises, said corner being the southeast corner of said 10,443 sq. ft. tract;

THENCE with the north line of said premises, North 83°50'23" East, 109.85 feet to the point of beginning and containing 1.138 acres of land.

CERTIFICATION

To: STEWART TITLE

I hereby certify that this survey was made on the ground as per the field notes shown on this survey and is true, correct and accurate as to the boundaries and areas of the subject property and if shown the location and type of buildings and other visible improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way of which I have been informed of by title commitment or survey request, or other source, affecting the subject property.


Joel Wilhite
Registered Professional Land
Surveyor, No. 5190



NOTE: 1) Source bearing is based on deed recorded in Vol. 1274, Pg. 155 2) CM = Controlling Monuments. 3) Surveyors seal will appear in red ink on original survey plats. 4) This Survey was performed with the benefit of Title Commitment GF No. 314058 with an effective date of December 21, 2018 and an issue date of December 28, 2018. 5) The property is subject to blanket easements recorded in: Vol. 153, Pg. 2, Vol. 2018, Pg. 283. 6) Property Subject to easement as shown: Vol. 352, Pg. 66. 7) Property subject to Vol. 1058, Pg. 604.