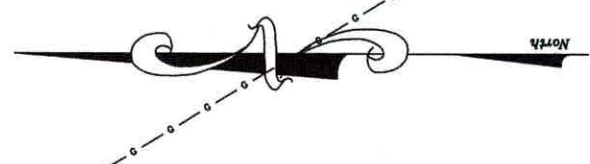


Parcel Line Table		
Line #	Length	Direction
L1	174.62'	S01°03'24"W
L2	42.54'	S21°29'54"W
L3	60.63'	S01°05'04"W

Legend:
 fh = fire hydrant
 pp = power pole
 wm = water meter
 wv = water valve

JD Development, LLC
 11.50 ac.
 Inst. No. 2022-24203
 R.P.R.G.C.T.
 (formerly a part of R7
 Consulting, LLC 64.519 ac.)



Scale:
 1" = 150'

remainder of the
 R7 Consulting, LLC
 64.519 acres
 Inst. No. 2020-1002
 O.P.R.G.C.T.

Possible location of Atmos Energy pipeline and easement
 in Vol. 930, Pg. 15, D.R.G.C.T. as shown on survey
 Prepared by Bobby J. Crow, dated: May 10, 1983

1/2" capped rebar
 found (RPLS 6578)

1/2" capped rebar
 set (RPLS 6578)

S89°21'23"E 1640.55'

N89°21'23"W 1625.61'

P.O.B.
 1/2" capped rebar
 found (RPLS 6578)

10.329 Acres
 being part of the
 R7 Consulting, LLC
 64.519 acres
 Inst. No. 2020-1002
 O.P.R.G.C.T.

**J.W. Vanderen Survey
 Abstract No. 1295
 Grayson County, Texas**

Bearing Base: Grid North, Texas State Plane
 Coordinate System of NAD83, North Central Zone per
 GPS observations. All distances are surface distances.

remainder of the
 R7 Consulting, LLC
 64.519 acres
 Inst. No. 2020-1002
 O.P.R.G.C.T.

Owner: R7 Consulting, LLC
Address: 8029 N. F.M. Highway 1417
 Denison, Texas

Job No. BGD171225

Helvey-Wagner Surveying, Inc.
 222 W. Main St., Denison, Texas 75020
 Phone (903) 463-6191
 Email: kate@helveywagnersurveying.net
 TBPELS Firm Registration No. 10088100

Note: This survey was done without the benefit of a title commitment.

The subject property shown hereon does not lie within the limits of any designated
 100-year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for
 Grayson County, Texas, Map No. 48181C0275 F, Revised Date: September 29, 2010.

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a
 survey was performed on the ground of the property shown hereinabove and that this
 survey complies with the current Texas Society of Professional Surveyors Manual of
 Practice for a Category 1A, Condition 4, TSPS Land Title Survey and is a true and
 correct representation of the property shown hereon to the best of my knowledge and
 belief. See Field Notes attached herewith.

This survey is for the sole benefit of the Owners Stated hereon and is
 null and void for any other transaction. Any unauthorized use of this
 survey without the sole consent of the undersigned surveyor will
 infringe upon state and federal copyright statutes. Any violation of
 said statutes will be aggressively pursued.



Kate A. Wagner
 Kate A. Wagner, R.P.L.S. No. 6578
 Copyright Date: December 9, 2025

F. M. HWY. 1417
 a public road - asphalt paving

approximate location
 of survey line

overhead power line

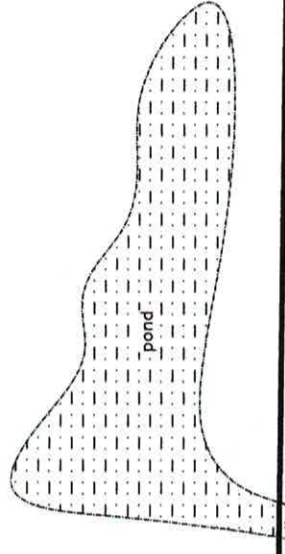
1/2" capped rebar
 found (RPLS 4709)

1/2" capped rebar
 set (RPLS 6578)

1/2" capped rebar
 found (RPLS 4709)

septic lids(3)

metal bldg.
 200.2' x 60.4'



pp

wv(2)

wm

L3

149.18'

S01°05'04"W

19.6'

75.9'

19.6'

19.6'

19.6'

19.6'

19.6'

19.6'

19.6'

19.6'

19.6'

19.6'

19.6'

19.6'

19.6'

19.6'