

22.553 Acres
 all of the Washington Bend, LLC
 21.95 Acres in
 Inst. No. 2018-18690 and all of
 the Kenneth Hodges & Joan
 Hodges 0.601 Acres (Tract Two) in
 Vol. 3662, Pg. 505

William Thompson Survey
 Abstract No. 1210
 Grayson County, Texas

former Texas & Pacific Railroad
 right-of-way
 abandoned per Disclaimer
 filed in Vol. 2351, Pg. 443

Scale:
 1"=100'

Harcome Farms, Inc.
 31-1/8 Acres
 Parcel No. 1 - First Tract
 Inst. No. 2018-1491
 Field Book Survey
 Abstract No. 119
 Grayson County, Texas

1. The location of the easement granted to Southwestern Telephone and Telegraph Company in Vol. 118, Pg. 253, D.R.G.C.T. cannot be determined with available information.
2. The location of the easement granted to Southwestern Bell Telephone Company in Vol. 509, Pg. 2, D.R.G.C.T. does not affect the subject property, as shown hereon.
3. The location of the easement granted to Texas Power & Light Company of Dallas in Vol. 916, Pg. 56, D.R.G.C.T. cannot be determined with available information.
4. The location of the easement granted to Texas Power & Light Company of Dallas in Vol. 1010, Pg. 259, D.R.G.C.T. does affect the subject property, as shown hereon.
5. The location of the easement granted to North Texas Municipal Water District in Vol. 2112, Pg. 637, D.R.G.C.T. does affect the subject property, as shown hereon.
6. The location of the easement area described in the Easement Agreement by and between Pat C. Clutter and Evelyn Clutter and R. W. Kias in Vol. 2503, Pg. 91, O.P.R.G.C.T. does not affect the subject property shown hereon.
7. The location of the right-of-way acquired by the City of Sherman in Vol. 4759, Pg. 492, O.P.R.G.C.T. is a part of the right-of-way of Washington Street and is not a part of the subject property shown hereon.

P.O.B.
 1/2" capped rebar
 set "RPLS 6578"

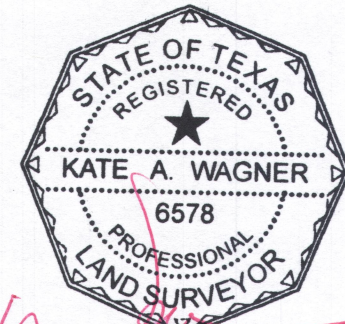
Benchmark: square cut
 in top of concrete inlet
 Elevation: 744.94'

Owner: Washington Bend, LLC

This survey is for the sole benefit of the owner stated at left, and their Mortgage Co./Lender and Abstract/Title Co. 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.

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 both the General Rules of Procedures and Practices as adopted by the Texas Board of Professional Land Surveying and the current Texas Society of Professional Surveyors standards and is a true and correct representation of the property shown hereon. Field Notes attached hereto.

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. 48181C0270 F, Revised Date: September 29, 2010.



Kate A. Wagner
 Kate A. Wagner, R. P. L. S. No. 6578
 Copyright Date: December 28, 2018

Job No. CGS631118

Helvey-Wagner Surveying, Inc.
 222 W. Main St., Denison, Texas 75020
 Ph (903) 463-6191 Fax (903) 463-4088
 Email: helveysurvey@cablenet.net
 Texas Board of Professional Land Surveying
 Firm Registration No. 10088100