

**** Basis of Bearing ****
 Course along the East line of
 Glen Horowitz Deed
 Vol.5465 Pg.523 D.R.

**** PROPERTY DESCRIPTION ****

Tract One

All that certain tract or parcel of land situated in the Robert V. Banks Survey, Abstract Number 72, County of Grayson, State of Texas, said tract being part of a tract as described in Deed to Glen Horowitz et ux Jennifer Horowitz, filed 22 May 2014, and Recorded in Volume 5465 Page 523 of the Deed Records of the County of Grayson, State of Texas, also known as 608 Old Center Church Road and being more fully described as follows:

Beginning for the northeast corner of the tract being described herein at a set PK Nail, said nail being the northeast corner of said Horowitz tract, and the northwest corner of a tract as described in Deed to Randall Zane Smith, filed 22 May 2014, and Recorded in Volume 5472, Page 654 of said Deed Records, said nail also being in Old Center Church Road (an asphalt surfaced road);

Thence: South 07 degrees 44 minutes 13 seconds West, with the east line of said Horowitz tract, and the west line of said Smith tract, and passing at 24.79 feet to a Pipe Fence Corner Post and continuing said course for a total distance of 419.96 feet to a Found 1/2 Inch Steel Rebar by a Pipe Fence Corner Post for a corner of this tract, and the southwest corner of said Smith tract, said rebar also being the northwest corner of a tract as described in Deed to Lorenzo Lotti, filed 07 April 2016, Recorded in Volume 5795, Page 132 of said Deed Records;

Thence: South 07 degrees 42 minutes 57 seconds West, with the east line of said Horowitz tract, and the west line of said Lotti tract, a distance of 1390.77 feet to a Found 1/2 Inch Steel Rebar by a Pipe Fence Corner Post for a corner of this tract, said rebar also being the southwest corner of said Lotti tract, and also being the northwest corner of a tract as described in Deed to SLE Properties LTD, filed 17 July 2008, Recorded in Volume 4499 Page 93 of said Deed Records;

Thence: South 08 degrees 06 minutes 23 seconds West, with the east line of said Horowitz tract, and the west line of said LTD tract, a distance of 305.01 feet to a Wood Fence Corner Post for the southeast corner of said Horowitz tract, said post also being the northeast corner of a tract as described in Deed to Vonquintus Investments LLC, filed 27 April 2022, Instrument Number 2022-15576 of said Deed Records;

Thence: North 81 degrees 41 minutes 44 seconds West, with the south line of said Horowitz tract, and the north line of said Vonquintus tract, a distance of 818.71 feet to a set 1/2 inch Steel Square Tubing for the southwest corner of this tract;

Thence: North 13 degrees 06 minutes 30 seconds East, passing a set 1/2 inch Steel Square Tubing on the north side of said Old Center Church Road and continuing on said course for a total distance of 2289.94 feet to a set PK Nail for the northwest corner of this tract, and being on the north line of said Horowitz tract, said nail also being in said Old Center Church Road;

Thence: South 72 degrees 32 minutes 06 seconds East, with the north line of said Horowitz tract, and in said road, a distance of 155.72 feet to a Set PK Nail for a corner of this tract;

Thence: South 66 degrees 20 minutes 43 seconds East, with the north line of said Horowitz tract, and in said road, a distance of 160.11 feet to a set PK Nail for a corner of this tract;

Thence: South 63 degrees 22 minutes 45 seconds East, with the north line of said Horowitz tract, and in said road, a distance of 315.28 feet to the POINT OF BEGINNING and containing 36.349 acres of land.

Tract Two

All that certain tract or parcel of land situated in the Robert V. Banks Survey, Abstract Number 72, County of Grayson, State of Texas, said tract being part of a tract as described in Deed to Glen Horowitz et ux Jennifer Horowitz, filed 22 May 2014, and Recorded in Volume 5465, Page 523 of the Deed Records of the County of Grayson, State of Texas, also known as 608 Old Center Church Road and being more fully described as follows:

Beginning for the northwest corner of the tract being described herein at a set PK Nail, said nail being the northwest corner of said Horowitz tract, and the northeast corner of a tract as described in Deed to Dale B. Riddle, filed 18 February 1993, and Recorded in Volume 2256 Page 05 of said Deed Records, said nail also being in Old Center Church Road (an asphalt surfaced road);

Thence: South 73 degrees 31 minutes 42 seconds East, with the north line of said Horowitz tract, and in said road, a distance of 221.91 feet to a Set PK Nail for a corner of this tract;

Thence: South 72 degrees 32 minutes 06 seconds East, with the north line of said Horowitz tract, and in said road, a distance of 36.37 feet to a Set PK Nail for a corner of this tract;

Thence: South 13 degrees 06 minutes 30 seconds West, passing a set 1/2 inch Steel Square Tubing on the north side of said Old Center Church Road and continuing on said course for a total distance of 2289.94 feet to a set 1/2 inch Steel Square Tubing for the southeast corner of this tract, and being on the south line of said Horowitz tract, said tubing also being the north line of a tract as described in Deed to Vonquintus Investments LLC, filed 27 April 2022, Instrument Number 2022-15576 of said Deed Records;

Thence: North 81 degrees 41 minutes 44 seconds West, with the south line of said Horowitz tract, and the north line of said Vonquintus tract, a distance of 374.55 feet to a Wood Fence Corner Post for the southwest corner of said Horowitz tract, said post also being the southeast corner of a tract as described in Deed to Elwyn Watson Seely, filed 02 August 1994, Recorded in Volume 537, Page 412 of said Deed Records;

Thence: North 07 degrees 29 minutes 24 seconds East, with the west line of said Horowitz tract, and the east line of said Seely tract, a distance of 1485.95 feet to a Found 1/2 Inch Steel Rebar by a corner of said Horowitz tract, said rebar also being on the south line of a tract as described in Deed to Kevin Marchessault et ux Laura Marchessault, filed 11 January 2023, Instrument Number 2923-897 of said Deed Records;

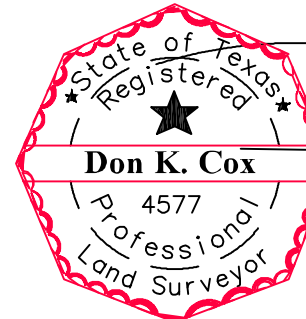
Thence: South 82 degrees 53 minutes 32 seconds East, a distance of 289.36 feet to a Found 1/2 Inch Steel Rebar by a Pipe Fence Corner Post for a corner of said Horowitz tract, and the southeast corner of a tract as described in deed to Dale B. Riddle, filed 18 February 1993, Recorded in Volume 2256, Page 05 of said Deed Records;

Thence: North 11 degrees 15 minutes 00 seconds East, with the west line of said Horowitz tract, and with the east line of said Riddle tract, and also passing a Found 1/2 Inch Steel Rebar by a Wood Fence Corner Post, and continuing on said course for a total distance of 828.55 feet to the POINT OF BEGINNING and containing 19.866 acres of land.

The undersigned does hereby state to, Glen Horowitz et ux Jennifer Horowitz, and Shannon Stafford that a survey was made on the ground, dated 14 August 2024, 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 herein above.

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.

16 August 2024



Don K. Cox, Texas Registered Professional Land Surveyor Number 4577



COX LAND SURVEYING CO.

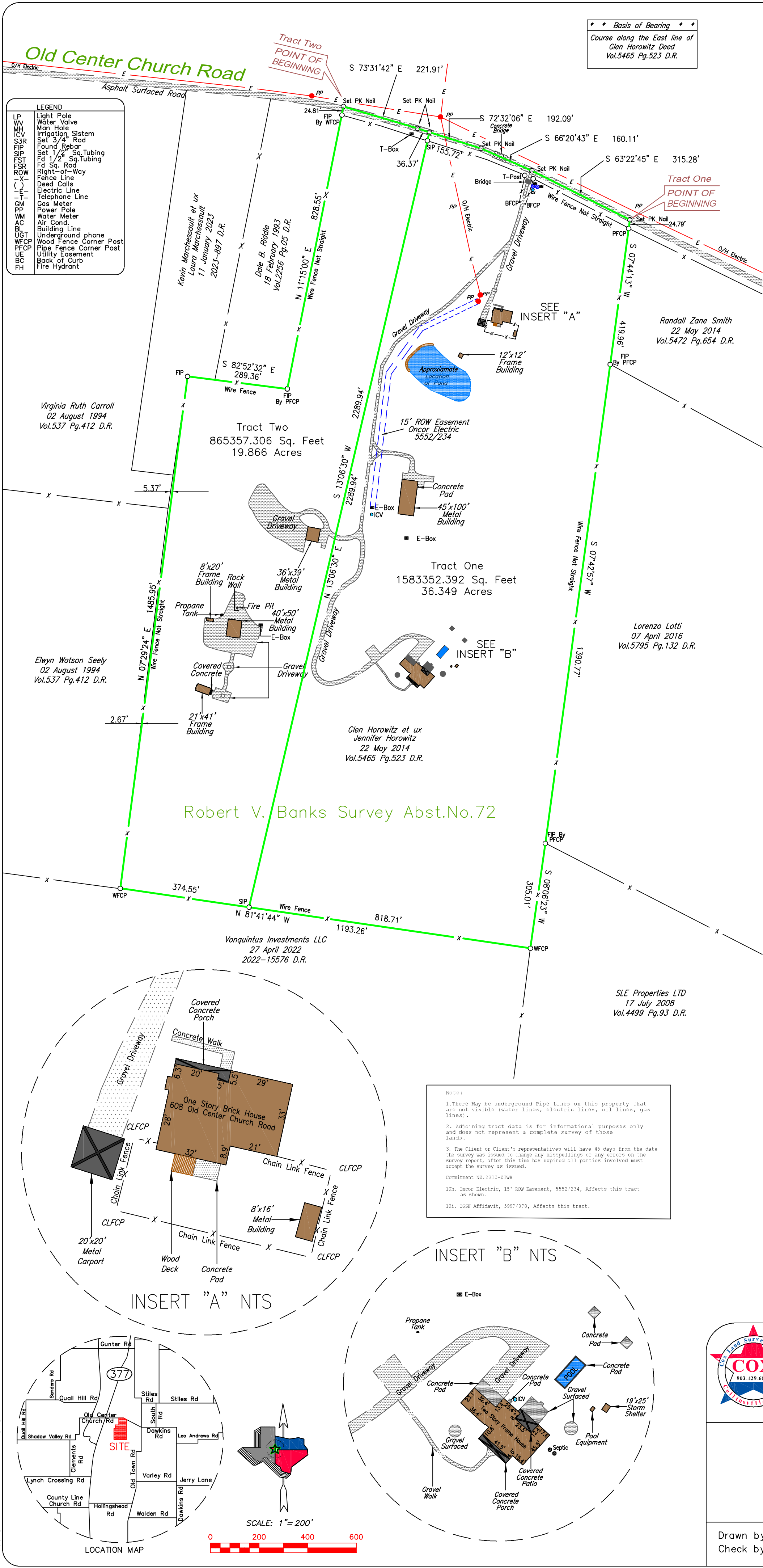
P.O. BOX 597 108 N. MAIN ST. COLLINSVILLE, TEXAS 76233
 COLLINSVILLE 903-429-6125 E-mail: CLSC108@aol.com
 Gainesville 940-612-LAND Denton 940-381-5070
 McKinney 469-952-5070

608 Old Center Church Road
 56.215 Acres in the
 Robert V. Banks Survey Abts. No.72
 County of Grayson
 State of Texas

Drawn by: MJC
 Check by: DKC

Job No.
 24-15931
 Firm # 10005500

Date: 16 August 2024



Notes:

- There may be underground Pipe Lines on this property that are not visible (water lines, electric lines, oil lines, gas lines).
- Adjoining tract data is for informational purposes only and does not represent a complete survey of those lands.
- The Client or Client's representatives will have 45 days from the date the survey was issued to change any discrepancies or any errors on the survey report, after this time has expired all parties involved must accept the survey as issued.

Commitment No. 2310-0108

- On. Onco Electric, 15' ROW Easement, 5552/234, Affects this tract as shown.
- OSF Affidavit, 5997/818, Affects this tract.

Copyright 2023, Cox Land Surveying Co.