

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998617744.

**LAND DESCRIPTION:**  
**BEING** all of that certain tract or parcel of land situated in the Nat H. Hampton Survey, Abstract No. 1486, Grayson County, Texas and the J.C. Wells Survey, Abstract No. 1392, Grayson County, Texas, and being a re-tracement survey of a called 67.29 acre tract of land described in the deed to Raymond Zimmer and Richard Zimmer, recorded in Volume 3908, Page 314, Official Records, Grayson County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2-inch rod with a plastic cap stamped "RPLS 5837" found for the southeast corner of said 67.29 acre tract, common to the northeast corner of a called 49.495 acre tract of land described in the deed to Woolgin Land, LLC, recorded in Instrument No. 2019-26876, said Official Records, and on the westerly line of a called 1.59 acre tract of land described in the deed to the State of Texas, recorded in Volume 348, Page 699, Deed Records, Grayson County, Texas, and on the westerly right-of-way line of State Highway 160;

**THENCE** North 89°51'50" West, with the southerly line of said 67.29 acre tract, and with the northerly line of said 49.495 acre tract, a distance of 2287.77 feet to a 1/2-inch iron rod found for the southwest corner of said 67.29 acre tract, common to the southeast corner of a called 36.625 acre tract of land described in the deed to Jason R. Powell, recorded in Instrument No. 2021-8896, said Official Records;

**THENCE** North 00°32'16" East, with the westerly line of 67.29 acre tract, and with the easterly line of said 36.625 acre tract, a distance of 1282.47 feet to a 1/2-inch iron rod with a plastic cap stamped "RPLS 5387" found for the northwest corner of said 67.29 acre tract, common to the southwest corner of a called 2.145 acre tract described in the deed to Richard W. Webb and Mary Webb, recorded in Volume 3284, Page 460, said Official Records;

**THENCE** South 89°57'03" East, with the northerly line of said 67.29 acre tract, a distance of 2281.40 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the northeast corner of said 67.29 acre tract, common to the southeast corner of a called 1.122 acre tract of land described in the deed to Edward Bauler, recorded in Instrument No. 2019-26702, said Official Records, and on the westerly line of a called 1.46 acre tract of land described in the deed to the State of Texas, recorded in Volume 347, Page 633, said Deed Records, and on the westerly right-of-way line of aforesaid State Highway 160, from which a found 3/8-inch iron rod bears North 89°57' West, a distance of 0.6 feet;

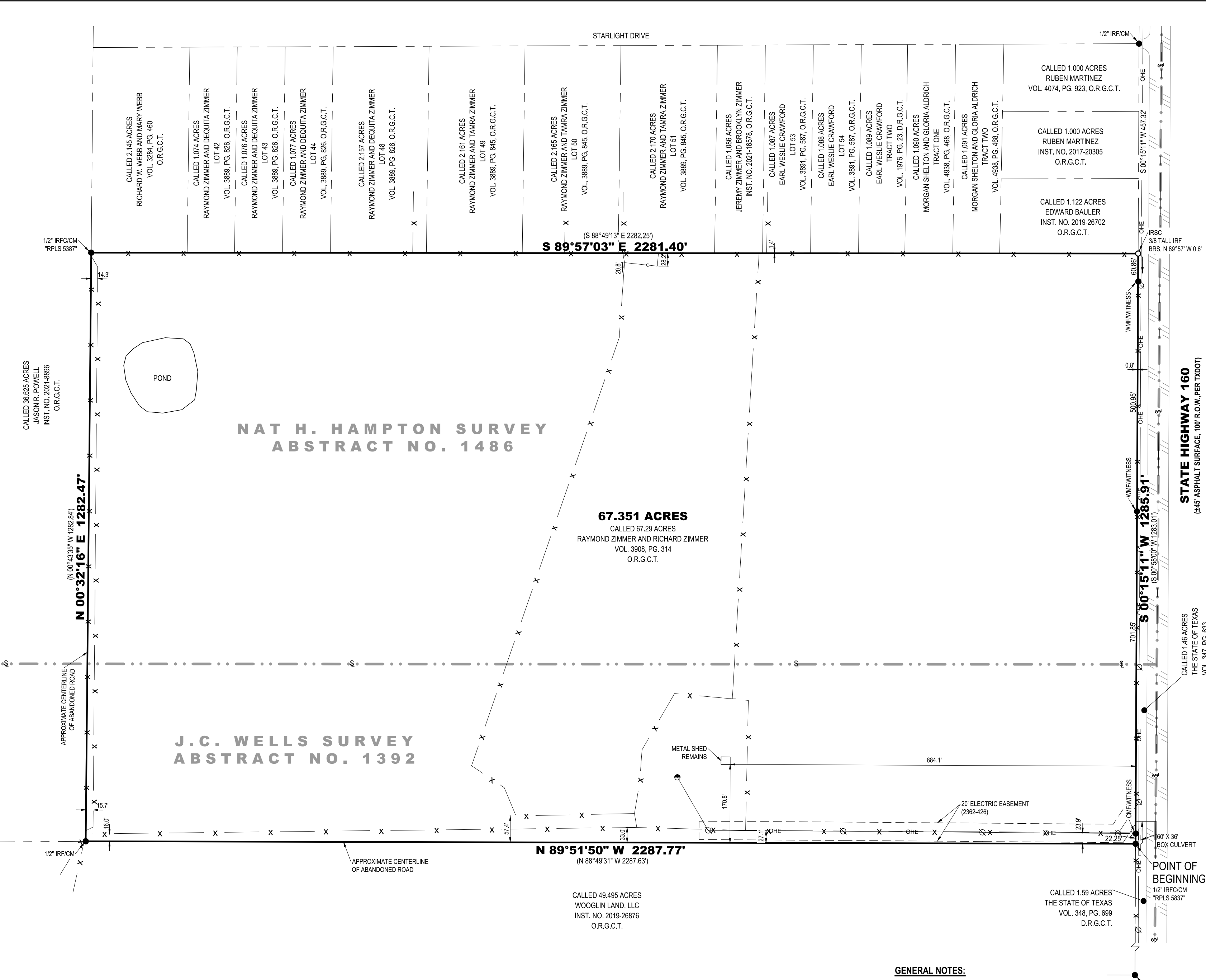
**THENCE** South 00°15'11" West, with the easterly line of said 67.29 acre tract, and with the westerly line of said 1.46 acre tract, and with the westerly right-of-way line of said State Highway 160, passing en route at a distance of 60.86 feet a wood right-of-way monument found for witness, and continuing on said course, passing en route at a distance of 561.81 feet a wood right-of-way monument found for witness, and continuing on said course, with the easterly line of aforesaid 1.59 acre tract, passing en route at a distance of 1,263.66 feet a concrete right-of-way monument found for witness, and continuing on said course, a total distance of 1285.91 feet to the POINT OF BEGINNING and enclosing 67.351 acres (2,933,790 square feet) of land, more or less.

**NOTES ADDRESSING SCHEDULE 'B' EXCEPTIONS:**  
 Only those easements and/or other matters of record, as listed in Title Commitment GF No. 23-764418-MM, issued by First National Title Insurance Company, countersigned by Capital Title of Texas, LLC, with an effective date of October 8, 2023, and an issued date of October 17, 2023, and related below were considered for this Survey. The surveyor did not perform an abstract of title.

- 10e. Easement created in Instrument to the State of Texas, recorded in Volume 347, Page 633, Real Property Records, Grayson County, Texas.  
(Affects the surveyed property as shown, right-of-way taken for State Highway 160.)
- 10f. Easement created in Instrument to Texas-New Mexico Power Company, recorded in Volume 2362, Page 426, Real Property Records, Grayson County, Texas.  
(Affects the surveyed property as shown.)
- 10h. Easement created in Instrument to Desert Water Supply Corporation, recorded in CC# 2023-14124, Real Property Records, Grayson County, Texas.  
(Does not affect the surveyed property.)
- 10i. The Existence of an On-Site Sewage Facility (OSSF), together with the terms and provisions as set-out in the Affidavit to the Public Dated January 3, 2020, filed January 14, 2020, recorded in CC# 2020-1111, Real Property Records, Grayson County, Texas.  
(Does not affect the surveyed property.)
- 10j. The surveyed property is subject to Terms and Provisions of Affidavit filed September 10, 1999, recorded in Volume 2836, Page 361, Real Property Records, Grayson County, Texas.  
(Affidavit states the South and West Lines of the surveyed property are in an abandoned road as shown.)

**GENERAL NOTES:**  
 1. Abstract lines shown are approximate.

**FLOOD STATEMENT:**  
 I have examined the F.E.M.A. Flood Insurance Rate Map for Grayson County, Texas, Community Number 480829, effective date 09/29/2010 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0575 F of said map. This flood statement does not imply that the property and/or 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.



Certify to: Swapna Reddy, Raymond Zimmer, Richard Zimmer, First National Title Insurance Company, Capital Title of Texas, LLC;

I, Chris R. Noah, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey has been prepared from an actual on-the-ground survey of the premises depicted hereon and described in the land description attached hereto, conducted under my direction and supervision on 10/17/2023, and there are no discrepancies, conflicts, shortages in area or boundary line conflicts, or any intrusions of visible improvements from adjoining tracts, or protrusions of visible improvements onto adjoining tracts, to the best of my knowledge and belief, except as shown. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying.

*Chris R. Noah*  
 Chris R. Noah, R.P.L.S. No. 6585



LEGEND	
● FOUND MONUMENT	O.R.G.C.T. OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
○ SET MONUMENT	( ) DEED OR PLAT CALL
IRSC 1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET	☒ UTILITY/POWER POLE
IRF IRON ROD FOUND	← GUY
IRFC IRON ROD FOUND W/PLASTIC CAP	● LIGHT
CMF CONCRETE MONUMENT FOUND	— BOUNDARY LINE
WMF WOOD MONUMENT FOUND	- - - ADJOINER LINE
BRS BEARS	⋯ ABSTRACT LINE APPROXIMATE
CM CONTROLLING MONUMENT	x WIRE FENCE
D.R.G.C.T. DEED RECORDS, GRAYSON COUNTY, TEXAS	○ METAL/WROUGHT IRON FENCE
	/// ASPHALT
	— OVERHEAD ELECTRIC/UTILITY

**TITLE SURVEY**  
**67.351 ACRES**  
**NAT H. HAMPTON SURVEY, ABSTRACT NO. 1486**  
**J.C. WELLS SURVEY, ABSTRACT NO. 1392**  
**TBD State Highway 160, Whitewright**  
**Grayson County, Texas**

<b>Preston Trail</b> LAND SURVEYING	787 W FM 996 Pottsboro, TX 75076 www.prestontrailandsurveying.com 903-786-6029
TBPLS Firm No. 10194175	Drawn by: LGT Checked by: CRN
Scale: 1"=150'	Date: 10/18/2023
Project No. 22-0269.1	Sheet No. 1 of 1