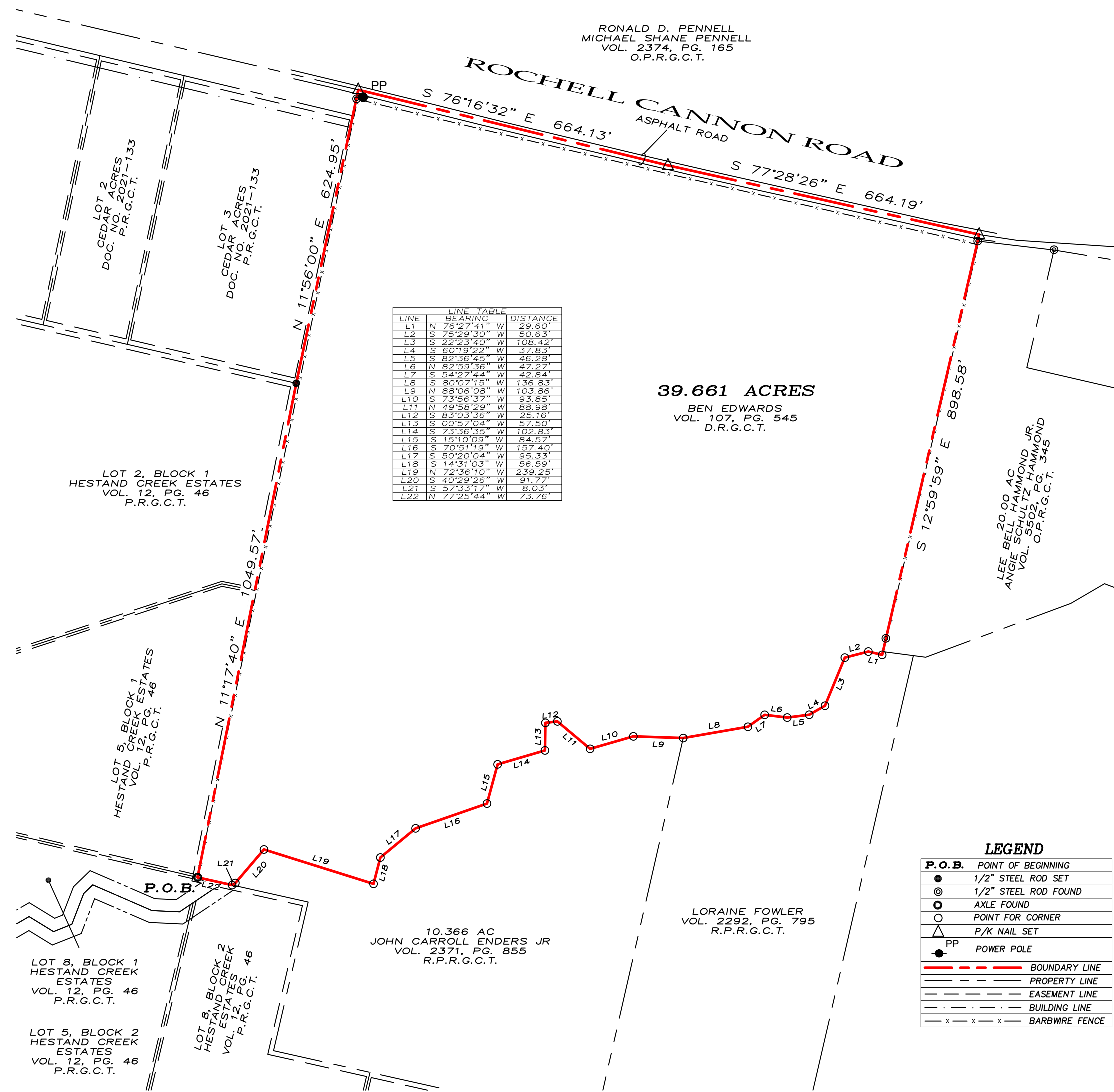


ALEXANDER EWING SURVEY
ABSTRACT NO. 392

RONALD D. PENNELL
MICHAEL SHANE PENNELL
VOL. 2374, PG. 165
O.P.R.G.C.T.



LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the Alexander Ewing Survey, Abstract No. 392 and being a retracement survey of that tract of land conveyed to Ben Edwards as recorded in Volume 107, Page 545, Deed Records, Grayson County, Texas and being described by metes and bounds as follows:

Beginning at an axle found for the southwest corner of said Edwards Tract, common to the southeast corner of Lot 5, Block 1, of the Hestand Creek Estates, an addition to Grayson County, Texas, as shown by plat of record in Volume 12, Page 46, Plat Records, Grayson County, Texas, said point also being near a fence corner post;

Thence North 11°17'40" East, with the westerly line of said Edwards Tract, and with the easterly line of Block 1 of said Hestand Creek Estates, a distance of 1049.57 feet to a 1/2" steel rod set for the northeast corner of said Lot 2, Block 1 of said Hestand Creek Estates, said point also being the southeast corner of Lot 3 of the Cedar Acres, an addition to Grayson County, Texas, as shown by plat of record in Document Number 2021-133, said Plat Records;

Thence North 11°56'00" East, continuing with the westerly line of said Edwards Tract, and with the easterly line of Lot 3 of said Cedar Acres, passing en route at a distance of a distance of 605.84 a found 1/2" steel rod, and continuing on said course a total distance of 624.95 feet to a P/K nail set in the northwest corner of said Edwards Tract, said point also being in the center of Rochell Cannon Road;

Thence South 76°16'32" East, with the northerly line of said Edwards Tract, and with the center of said Rochell Cannon Road, a distance of 664.13 feet to a P/K nail set in the center of said Rochell Cannon Road;

Thence South 77°28'26" East, continuing with the northerly line of said Edwards Tract, and continuing with the center of said Rochell Cannon Road, a distance of 664.19 feet to a P/K nail set for the northeast corner of said Edwards Tract, said point also being in the center of said Rochell Cannon Road;

Thence South 12°59'59" West, with the easterly line of said Edwards Tract, and with the westerly line of that 20.00 acre tract of land described in the deed to Lee Bell Hammond, Jr., and Angie Schultz Hammond as recorded in Volume 5502, Page 345, Official Public Records, Grayson County, Texas, passing en route at distance of 13.94 feet a 1/2" steel rod found for the northwest corner of said 20.00 acre tract, and passing en route at a distance of 863.41 feet a found 1/2" steel rod, and continuing on said course a total distance of 898.58 feet to a point in a creek;

Thence with the southerly line of said Edwards Tract, and with the center of said creek, the following 22 courses:

1. North 76°27'41" West, a distance of 29.60 feet to a point;
2. South 75°29'30" West, a distance of 50.63 feet to a point;
3. South 22°23'40" West, a distance of 108.42 feet to a point;
4. South 60°19'22" West, a distance of 37.83 feet to a point;
5. South 82°36'45" West, a distance of 46.28 feet to a point;
6. North 82°59'36" West, a distance of 47.27 feet to a point;
7. South 54°27'44" West, a distance of 42.84 feet to a point;
8. South 80°07'15" West, a distance of 136.83 feet to a point;
9. North 88°06'08" West, a distance of 103.86 feet to a point;
10. South 73°56'37" West, a distance of 93.85 feet to a point;
11. North 49°58'29" West, a distance of 88.98 feet to a point;
12. South 83°03'36" West, a distance of 25.16 feet to a point;
13. South 00°57'04" West, a distance of 57.50 feet to a point;
14. South 73°36'35" West, a distance of 102.83 feet to a point;
15. South 15°10'09" West, a distance of 84.57 feet to a point;
16. South 70°51'19" West, a distance of 157.40 feet to a point;
17. South 50°20'04" West, a distance of 95.33 feet to a point;
18. South 14°31'03" West, a distance of 56.59 feet to a point;
19. North 72°36'10" West, a distance of 239.25 feet to a point;
20. South 40°29'26" West, a distance of 91.77 feet to a point;
21. South 57°33'17" West, a distance of 8.03 feet to a point;

Thence North 77°25'44" West, continuing with the southerly line of said Edwards Tract, and with the northerly line of Lot 8 and Lot 5, Block 2, of aforesaid Hestand Creek Estates, a distance of 73.76 feet to the Point of Beginning and containing 39.661 acres of land, more or less.

SCHEDULE "B" TITLE EXCEPTION NOTES

The property described herein is the same property described in Red River Title Company Title Commitment GF No. 0144983, effective date June 17, 2024.

10c. SUBJECT PROPERTY LIES WITHIN THE CHOCTAW WATERSHED WATER CONTROL DISTRICT AS CREATED BY HOUSE BILL NO. 156. CERTIFIED COPY OF WHICH IS RECORDED IN VOLUME 890, PAGE 115, OF THE DEED RECORDS OF GRAYSON COUNTY, TEXAS; INFORMATION FORM RECORDED IN VOLUME 2063, PAGE 703, OF THE REAL PROPERTY RECORDS OF GRAYSON COUNTY, TEXAS; STATEMENTS OF FACTS RECORDED IN VOLUME 2075, PAGE 661, OF THE REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS.

~ BASIS OF BEARINGS ~
GRID NORTH, NAD 83
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE

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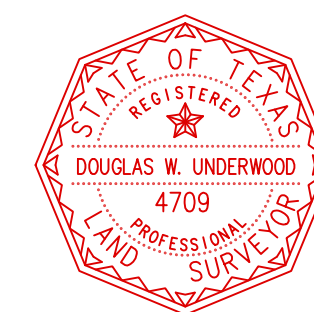
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UNDERWOOD
DRAFTING & SURVEYING

3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.



D.W. Underwood

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300
DATE OF SURVEY: 07/17/24

JOB NO. 24070748
FW: HC - DFT: EB

SCALE
1" = 200'