

* * PROPERTY DESCRIPTION * *

All that certain tract or parcel of land situated in the Israel Gable Survey, Abstract Number 447, and the Mannin Clements Survey, Abstract Number 230, County of Grayson, State of Texas, said tract being part of a called 130.226 acre tract as described in deed to Kenneth Dolezalek, filed 17 August 2000, and Recorded in Volume 2966 Page 337 of the Deed Records of the County of Grayson, State of Texas, and said tract being part of a called 20 acre tract as described in trustees deed to Kenneth Dolezalek, filed 01 April 2003, and Recorded in Volume 3426 Page 555 of said Deed Records, and being more fully described as follows:

Beginning for the most northerly northeast corner of the tract being described herein at found PK Nail on the north line of said Dolezelak 20 acre tract, said spike being the northwest corner of a called 6.193 acre tract as described in deed to Maria Rodriguez and Jose Torres, filed 23 January 2023, Instrument Number 2023-1983 of said Deed Records, and said nail being in Ward Neal Road;

Thence: South 36 degrees 19 minutes 20 seconds West, with the west line of said Rodriguez tract, a distance of 447.85 feet to a found ½ inch Steel Square Tubing for a corner of this tract, and the southwest corner of said Rodriguez tract

Thence: South 51 degrees 15 minutes 46 seconds East, with the south line of said Rodriguez tract, and passing at 579.27 feet a found ½ inch Steel Square Tubing on the north bank of a branch of Choctaw Creek, and continuing on said course a total distance of 609.15 feet to a point in said creek for a corner of this tract, and the southeast corner of said Rodriguez tract;

Thence: South 14 degrees 56 minutes 30 seconds West, with the east line of said Dolezalek tracts, and with a barbed wire fence, a distance of 306.32 feet to a found nail for a corner of this tract, and the southeast corner of said Dolezalek 20 acre tract;

Thence: South 11 degrees 24 minutes 22 seconds West, with the east line of said Dolezalek 130 acre tract, and with a barbed wire fence, a distance of 695.46 feet to a found ½ inch Rebar for a corner of this tract, and the southwest corner of a tract as described in deed to Bonnie Sue Allen, filed 23 May 2006, and Recorded in Volume 4360 Page 589 of said Deed Records, same being the northwest corner of a tract as described in deed to Anna M. Corzine, filed 25 February 1999, and Recorded in

Thence: South 11 degrees 42 minutes 22 seconds West, with the east line of said Dolezalek 130 acre tract, and with a barbed wire fence, a distance of 166.86 feet to a

Thence: South 14 degrees 14 minutes 51 seconds West, with the east line of said Dolezalek 130 acre tract, a distance of 413.70 feet to a point in the center of another branch of said Choctaw Creek for a southeast corner of this tract, and the southeast corner of said Dolezalek tract;

Thence: With the center of said Branch the following twenty seven (27) calls:

1. North 56 degrees 51 minutes 25 seconds West, a distance of 31.29 feet, 2. South 63 degrees 52 minutes 48 seconds West, a distance of 46.72 feet, 3. North 52 degrees 55 minutes 48 seconds West, a distance of 31.33 feet, 4. North 68 degrees 03 minutes 42 seconds West, a distance of 77.21 feet, 5. South 78 degrees 43 minutes 09 seconds West, a distance of 35.47 feet, 6. North 58 degrees 41 minutes 27 seconds West, a distance of 140.56 feet, 7. South 56 degrees 11 minutes 34 seconds West, a distance of 53.61 feet, 8. North 55 degrees 49 minutes 56 seconds West, a distance of 56.33 feet, 9. North 10 degrees 41 minutes 57 seconds West, a distance of 24.78 feet, 10. North 58 degrees 14 minutes 03 seconds West, a distance of 50.79 feet. 11. South 58 degrees 08 minutes 05 seconds West, a distance of 33.18 feet. 12 North 71 degrees 51 minutes 08 seconds West, a distance of 52.03 feet 12. North 63 degrees 23 minutes 06 seconds West, a distance of 56.74 feet
14. North 53 degrees 48 minutes 01 seconds West, a distance of 44.58 feet, 15. South 48 degrees 02 minutes 32 seconds West, a distance of 95.10 feet, 16. North 52 degrees 39 minutes 49 seconds West, a distance of 92.60 feet, 17. North 81 degrees 33 minutes 59 seconds West, a distance of 99.77 feet, 18. South 89 degrees 43 minutes 29 seconds West, a distance of 72.24 feet, 19. North 68 degrees 37 minutes 51 seconds West, a distance of 62.86 feet, 20. North 44 degrees 59 minutes 17 seconds West, a distance of 57.11 feet, 21. North 64 degrees 19 minutes 46 seconds West, a distance of 50.10 feet, 22. South 53 degrees 44 minutes 40 seconds West, a distance of 52.11 feet, 23. North 61 degrees 22 minutes 28 seconds West, a distance of 21.55 feet 24. North 19 degrees 01 minutes 01 seconds West, a distance of 48.82 feet, 25. South 70 degrees 10 minutes 57 seconds West, a distance of 53.34 feet, 26. North 24 degrees 38 minutes 24 seconds West, a distance of 118.96 feet,

27. North 76 degrees 03 minutes 49 seconds West, a distance of 51.57 feet to a point for an ell corner of said Dolezalek tract, also being an ell corner of a tract as described in deed to Bradley Lynn Low and Candance Belinda Galbraith, filed 06 July 2022, Instrument Number 2022-22967 of said Deed Records;

Thence: South 18 degrees 38 minutes 30 seconds West, with the east line of said Dolezalek tract, and passing at 140.34 feet a wood fence corner post, and continuing on said course with a barbed wire fence, a total distance of 452.95 feet to a found ½ inch Rebar for a corner of this tract;

Thence: North 74 degrees 58 minutes 44 seconds West, with the south line of said Dolezalek tract, and with the north line of said Low tract, and with a barbed wire fence, a distance of 778.32 feet to a found ½ inch Steel Rebar by a wood fence corner post for the southwest corner of this tract, and the southwest corner of said Dolezalek tract,

Thence: With the west line of said Dolezalek tract, the following six (6) calls

1. North 12 degrees 05 minutes 20 seconds East, a distance of 121.64 feet 2. North 13 degrees 50 minutes 08 seconds East, a distance of 1179.29 feet North 15 degrees 19 minutes 57 seconds East, a distance of 124.56 feet, 4. North 14 degrees 53 minutes 17 seconds East, a distance of 167.87 feet,

5. North 14 degrees 08 minutes 39 seconds East, a distance of 615.58 feet,
6. North 27 degrees 53 minutes 51 seconds East, a distance of 126.02 feet to a point, said point being in the first mentioned branch of said Choctaw Creek as described herein, and said point being the southwest corner of a called 2.00 acre tract as described in deed to the City of Sherman, filed 04 January 1974, and recorded in Volume 1270 Page 22 of said Deed Records;

Thence: Upstream with the center of said branch the following eight (8) calls

1. South 87 degrees 42 minutes 41 seconds East, a distance of 57.25 feet 2. North 71 degrees 59 minutes 11 seconds East, a distance of 51.31 feet 3. South 63 degrees 16 minutes 27 seconds East, a distance of 89.04 feet, 4. North 69 degrees 03 minutes 55 seconds East, a distance of 56.13 feet, 5. North 84 degrees 34 minutes 44 seconds East, a distance of 82.13 feet 5. North 21 degrees 04 minutes 44 seconds East, a distance of 54.14 feet

South 58 degrees 25 minutes 26 seconds East, a distance of 85.64 feet 8. South 24 degrees 56 minutes 59 seconds East, a distance of 75.48 feet to a point for the southeast corner of said City of Sherman tract, same being the an ell corner of

Thence: North 13 degrees 00 minutes 00 seconds East, with the west line of said Dolezalek tract, and with the east line of said Sherman tract, a distance of 213.95 feet to a set PK Nail for the northern most northwest corner of this tract, and the northeast corner of said Sherman tract, said tubing being in said Ward Neal Road;

Thence: South 77 degrees 51 minutes 40 seconds East, with the north line of said Dolezalek tract, and in said road, a distance of 1158.21 feet to a set PK Nail for a confidence, and the northwest corner of said Dolezalek 20 acre tract;

Thence: South 77 degrees 14 minutes 56 seconds East, with the north line of said Dolezalek 20 acre tract, and with said road, a distance of 133.67 feet to the POINT OF

BEGINNING and containing 109.718 acres of land.

Tract Two

All that certain tract or parcel of land situated in the Mannin Clements Survey. Abstract Number 230, County of Grayson, State of Texas, said tract being part of a called 130.226 acre tract as described in deed to Kenneth Dolezalek, filed 17 August 2000, and Recorded in Volume 2966 Page 337 of the Deed Records of the County of Grayson, State of Texas, and being more fully described as follows:

Beginning for the northwest corner of the tract being described herein at found PK Nail, said nail being on the north line of said Dolezelak tract, and the northeast corner of a called 6.193 acre tract as described in deed to Maria Rodriguez and Jose Torres, filed 23 January 2023, Instrument Number 2023-1983 of said Deed Records, and said nail being in Ward Neal Road;

Thence: South 76 degrees 28 minutes 08 seconds East, with the north line of said Dolezalek tract, and in said road, a distance of 253.42 feet to a found ½ inch Steel Rebar

Thence: South 78 degrees 57 minutes 44 seconds East, with the north line of said Dolezalek tract, and in said road, a distance of 96.31 feet to a found ½ inch Steel Rebai oner of this tract, and the northwest corner of tract 1 of the Rattle Snake Ranch Estates, filed 23 May 2000, and Recorded in Volume 13 Page 16 of the Plat Records of the County of Grayson, State of Texas

Thence: South 41 degrees 48 minutes 01 seconds West, with the west line of said tract 1, and passing a T-Post, and continuing on said course a total distance of 773.60 feet to a point in said creek for a corner of this tract, and the southeast corner of said Rodriguez tract;

Thence: North 14 degrees 56 minutes 06 seconds East, with the east line of said Rodriguez tract, and passing a found ½ inch Steel Rebar by a wood fence corner post on the south side of said Ward Neal Road and continuing on said course for a total distance of 677.73 feet to to the POINT OF BEGINNING and containing 2.707 acres of



COX LAND SURVEYING CO.

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130.226 Acres in the Israel Gable Survey Abst. No.447 and Mannin Clements Survey Abst. No.230 County of Grayson State of Texas

Drawn by: <u>JXCA/</u>MJC Check by: DKC

Job No. 23-15325 Firm # 10005500

26 April 2023