



DRAFTING & SURVEYING, INC.

LEGAL DESCRIPTION  
JOB NO. 23060699

Situated in the County of Grayson, State of Texas, being a part of Hiram Close Survey, Abstract No. 226, and being all of a called 32 acre tract of land described as Tract No. 1 in the deed to Bobby Rutherford and Linda Rutherford, Co-Trustees of the Bobby Rutherford Trust, recorded in Volume 1654, Page 725, Deed Records, Grayson County, Texas, and all of a called 88 acre tract of land described as Tract No. 2 in said deed to Bobby Rutherford and Linda Rutherford, and all of a called 80 acre tract of land described in the deed to Bobby Rutherford and Linda Rutherford, and all of a called 10 acre tract of land described as Tract No. 4 in said deed to Bobby Rutherford and Linda Rutherford, and being described by metes and bounds as follows:

Beginning at a P/K nail set for the northeast corner of said Rutherford Tract, common to the southeast corner of a called 219 acre tract of land described in the deed to A.H. Cavender, recorded in Volume 469, Page 145, said Deed Records, and in Farmington Road;

Thence South 00°23'38" East, with an easterly line of said Rutherford Tract, and in said Farmington Road, a distance of 1658.55 feet to P/K nail set for the eastern-most southeast corner of said Rutherford Tract, common to the northeast corner of a called 96 acre tract of land described as Exhibit "A", Tract J, in the deed to W. W. Collins Holdings, L.P., recorded in Volume 4492, Page 9, Official Public Records, Grayson County, Texas, (described in Volume 1007, Page 428, said Deed Records);

Thence South 89°49'15" West, with a southerly line of said Rutherford Tract, and with the northerly line of said 96 acre tract, a distance of 3375.85 feet to a 1/2" steel rod set for the northwest corner of said 96 acre tract;

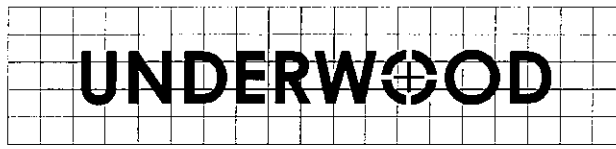
Thence South 00°32'41" East, with an easterly line of said Rutherford Tract, and with the westerly line of said 96 acre tract, a distance of 1300.17 feet to a metal fence corner post found for the southern-most southeast corner of said Rutherford Tract, common to the southwest corner of said 96 acre tract, and on the northerly line of a called 59.246 acre tract of land described in the deed to Jin Xu & Xin Shangguan, recorded in Document No. 2017-21801, said Official Public Records;

Thence South 89°12'19" West, with a southerly line of said Rutherford Tract, and with the northerly line of said 59.246 acre tract, along or near a fence, a distance of 1963.26 feet to a 5/8" steel rod found for the southwest corner of said Rutherford Tract, common to the northwest corner of said 59.246 acre tract, and on the easterly line of a called 633.859 acre tract of land described in the deed to Jones Carr, LTD., recorded in Document No. 2018-9793, said Official Public Records;

Thence North 01°10'07" West, with the westerly line of said Rutherford Tract, and with the easterly line of said 663.859 acre tract, along or near a fence, passing en route at a distance of 1279.43 feet a 1/2" steel rod set for witness, and continuing on said course a total distance of 1329.44 feet to the western-most northwest corner of said Rutherford Tract, said point falls in the center of a creek;

Thence with the westerly line of said Rutherford Tract, and with the easterly line of said 663.859 acre tract, and in said creek, the following 77 courses:

1. North 55°06'14" East, a distance of 27.89 feet to a point;
2. North 03°59'03" West, a distance of 83.07 feet to a point;
3. South 85°17'20" East, a distance of 33.69 feet to a point;
4. South 27°00'30" East, a distance of 44.30 feet to a point;



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5. South 06°19'40" East, a distance of 34.46 feet to a point;
6. South 19°50'44" West, a distance of 73.71 feet to a point;
7. South 32°02'21" East, a distance of 34.56 feet to a point;
8. North 88°18'03" East, a distance of 17.57 feet to a point;
9. North 74°49'12" East, a distance of 44.55 feet to a point;
10. North 64°28'20" East, a distance of 57.97 feet to a point;
11. South 84°17'56" East, a distance of 33.45 feet to a point;
12. South 19°22'33" East, a distance of 26.73 feet to a point;
13. South 00°28'30" East, a distance of 49.46 feet to a point;
14. South 10°30'17" West, a distance of 47.68 feet to a point;
15. South 14°38'36" East, a distance of 19.62 feet to a point;
16. South 71°47'31" East, a distance of 23.65 feet to a point;
17. North 71°06'14" East, a distance of 64.06 feet to a point;
18. North 42°35'49" East, a distance of 84.18 feet to a point;
19. North 32°48'37" East, a distance of 111.86 feet to a point;
20. South 53°11'00" East, a distance of 54.82 feet to a point;
21. South 32°44'50" East, a distance of 30.27 feet to a point;
22. South 10°18'57" East, a distance of 39.20 feet to a point;
23. South 05°05'34" West, a distance of 40.25 feet to a point;
24. South 25°25'19" East, a distance of 58.68 feet to a point;
25. North 86°52'49" East, a distance of 21.59 feet to a point;
26. North 42°41'17" East, a distance of 11.86 feet to a point;
27. North 34°13'12" East, a distance of 57.66 feet to a point;
28. North 39°21'06" East, a distance of 23.76 feet to a point;
29. North 61°35'31" East, a distance of 17.93 feet to a point;
30. South 89°59'25" East, a distance of 20.30 feet to a point;
31. South 77°02'26" East, a distance of 95.30 feet to a point;
32. South 43°31'24" East, a distance of 27.32 feet to a point;
33. South 27°27'33" East, a distance of 26.06 feet to a point;
34. South 15°25'57" East, a distance of 42.91 feet to a creek intersection;
35. South 69°25'08" East, a distance of 60.08 feet to a point;
36. South 57°25'33" East, a distance of 67.94 feet to a point;
37. South 71°44'38" East, a distance of 128.95 feet to a point;
38. North 81°52'12" East, a distance of 35.99 feet to a point;
39. North 42°10'34" East, a distance of 100.43 feet to a point;
40. North 63°26'06" East, a distance of 36.98 feet to a point;
41. North 72°00'25" East, a distance of 78.26 feet to a point;
42. North 63°35'49" East, a distance of 150.92 feet to a point;
43. North 27°58'48" East, a distance of 48.62 feet to a point;
44. North 08°56'22" West, a distance of 56.42 feet to a point;
45. North 39°09'34" West, a distance of 97.19 feet to a point;
46. North 37°37'37" West, a distance of 153.68 feet to a point;
47. North 23°27'31" West, a distance of 53.84 feet to a point;
48. North 23°44'55" East, a distance of 89.17 feet to a point;
49. North 44°14'39" East, a distance of 71.65 feet to a point;
50. North 31°30'50" East, a distance of 55.51 feet to a point;
51. North 02°30'32" East, a distance of 88.29 feet to a point;
52. North 12°14'38" West, a distance of 93.28 feet to a point;
53. North 54°48'09" West, a distance of 36.64 feet to a point;
54. South 86°14'54" West, a distance of 32.68 feet to a point;
55. South 39°36'08" West, a distance of 48.23 feet to a point;



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- 56. South 15°10'22" West, a distance of 81.71 feet to a point;
- 57. South 33°17'37" West, a distance of 42.85 feet to a point;
- 58. South 63°44'59" West, a distance of 21.76 feet to a point;
- 59. North 70°05'02" West, a distance of 33.68 feet to a point;
- 60. North 40°07'29" West, a distance of 54.57 feet to a point;
- 61. North 25°44'51" West, a distance of 108.92 feet to a point;
- 62. North 08°27'18" West, a distance of 79.99 feet to a point;
- 63. North 00°00'00" West, a distance of 118.15 feet to a point;
- 64. North 28°19'09" East, a distance of 113.26 feet to a point;
- 65. North 25°07'53" East, a distance of 105.12 feet to a point;
- 66. North 11°43'30" East, a distance of 101.29 feet to a point;
- 67. North 06°26'58" West, a distance of 30.94 feet to a point;
- 68. North 32°42'08" West, a distance of 55.91 feet to a point;
- 69. North 37°47'02" West, a distance of 73.74 feet to a point;
- 70. North 42°48'18" West, a distance of 54.29 feet to a point;
- 71. North 03°30'29" West, a distance of 69.90 feet to a point;
- 72. North 08°35'57" East, a distance of 110.85 feet to a point;
- 73. North 00°17'48" East, a distance of 64.53 feet to a point;
- 74. North 20°55'28" East, a distance of 36.03 feet to a point;
- 75. North 41°06'21" East, a distance of 56.27 feet to a point;
- 76. North 69°23'58" East, a distance of 126.91 feet to a creek intersection;
- 77. North 37°15'12" East, a distance of 42.36 feet to the northern-most northwest corner of said Rutherford Tract, common to the southwest corner of aforesaid 219 acre tract;

Thence North 89°40'22" East, with the northerly line of said Rutherford Tract, and with the southerly line of said 219 acre tract, passing en route at a distance of 412.37 feet a 1/2" steel rod set for witness, and continuing on said course, along or near a fence, passing en route at a distance of 4114.02 feet a found fence corner post, and continuing on said course a total distance of 4140.23 feet to the Point of Beginning and containing 215.4 acres of land, more or less.



*[Handwritten signature]* 07/20/2023