

APPROXIMATE LOCATION
SAMUEL C. COWAN SURVEY
ABSTRACT NO. 107

APPROXIMATE LOCATION
JOHN LEVINS SURVEY
ABSTRACT NO. 283

TILMAN RUTHERFORD
VOL. 109, PG. 103

DEED N 88°04'13" E
N 88°04'57" E 535.14'

CM
STAMPED
CRG INC

BeinBeing a tract of land situated in the Samuel C. Cowan Survey, Abstract No. 107, Franklin County, Texas, and being situated in the John Levins Survey, Abstract No. 283, Franklin County, Texas, same being a portion of a tract of land conveyed to CIP Trading, LLC., called tract one, by deed recorded in Volume 452, Page 732, Deed Records of Franklin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4 inch pinched top iron pipe found for corner, said corner being the Southwest corner of a tract of land conveyed to North Texas Residential Opportunities, LLC., by deed recorded in Volume 424, Page 735, Deed Records of Franklin County, Texas, and being in the North line of Interstate 30 (a Public right-of-way);

THENCE South 87 degrees 40 minutes 27 seconds West, along the North line of said Interstate 30, a distance of 35.99 feet to a 1/2 inch iron rod found with a yellow cap stamped "CBG INC" for corner;

THENCE North 78 degrees 27 minutes 37 seconds West, along the North line of said Interstate, a distance of 345.62 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner;

THENCE North 17 degrees 39 minutes 04 seconds East, over and across the remainder of said CIP Trading tract, a distance of 586.75 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being in the South line of a tract of land conveyed to Tilman Rutherford, by deed recorded in Volume 109, Page 103, Deed Records of Franklin County, Texas;

THENCE North 88 degrees 04 minutes 57 seconds East, along the South line of said Rutherford (109/103) tract, a distance of 535.14 feet to a 1/2 inch iron rod found with a yellow cap stamped "CBG INC" for corner, said corner being the inside "ELL" corner of a tract of land conveyed to Ricky Rutherford, by deed recorded in Volume 427, Page 247, Deed Records of Franklin County, Texas;

THENCE South 01 degree 15 minutes 44 seconds East, along the inside West line of said Rutherford (427/247) tract, a distance of 415.84 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of said North Texas Residential tract;

THENCE South 87 degrees 33 minutes 16 seconds West, along the North line of said North Texas Residential tract, a distance of 353.08 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of said North Texas Residential tract;

THENCE South 01 degree 27 minutes 19 seconds East, along the West line of said North Texas Residential tract, a distance of 213.98 feet to the POINT OF BEGINNING and containing 317,094 square feet or 7.28 acres of land.

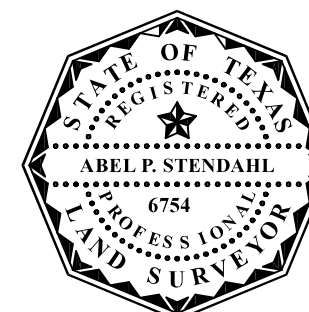


The undersigned Registered Professional Land Surveyor hereby certifies to the Client that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 18th day of December, 2023

Abel P. Stendah

Registered Professional Land Surveyor



ACCEPTED BY: _____

SIGNATURE	DATE	SIGNATURE	DATE
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NOTES:

1. THE DIVISION OF THIS PROPERTY MAY VIOLATE STATE AND/OR LOCAL CODE PURSUANT TO CHAPTER 212 AND CHAPTER 232 OF TEXAS LOCAL GOVERNMENT CODE AND MAY BE SUBJECT TO PLATTING REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CLIENT TO CONTACT THE LOCAL GOVERNING BODY TO DETERMINE THE SPECIFIC REQUIREMENTS FOR THIS PROPERTY. CBG SURVEYING TEXAS, LLC CLAIMS NO RESPONSIBILITIES FOR THE EXISTENCE OR DETERMINATION OF THIS REQUIREMENT.
2. THIS SURVEY IS MADE IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT. CBG SURVEYING TEXAS, LLC HAS NOT RESEARCHED THE LAND RECORDS FOR THE EXISTENCE OF EASEMENTS, RESTRICTIVE COVENANTS OR OTHER ENCUMBRANCES.
3. DUE TO TX/DOT STANDARDS AND REGULATIONS, ACCESS TO PROPERTIES FROM HIGHWAYS AND/OR STATE ROADS MAY BE LIMITED. UNRESTRICTED VERIFY ACCESS WITH LOCAL GOVERNING AUTHORITIES
4. BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE. EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

NOTE: According to the F.I.R.M. in Map No. 480821 A SHEET 02, this property does lie in Zone C
and DOES NOT lie within the 100 year flood zone. EFF. 06/19/1985

[illegible][illegible]

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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 60'	12/18/23	2318333	GFN	JCM

METES AND BOUNDS

SAMUEL C. COWAN SURVEY, ABSTRACT NO. 107 &
JOHN LEVINS SURVEY, ABSTRACT NO. 283

FRANKLIN COUNTY, TEXAS

440 INTERSTATE 30