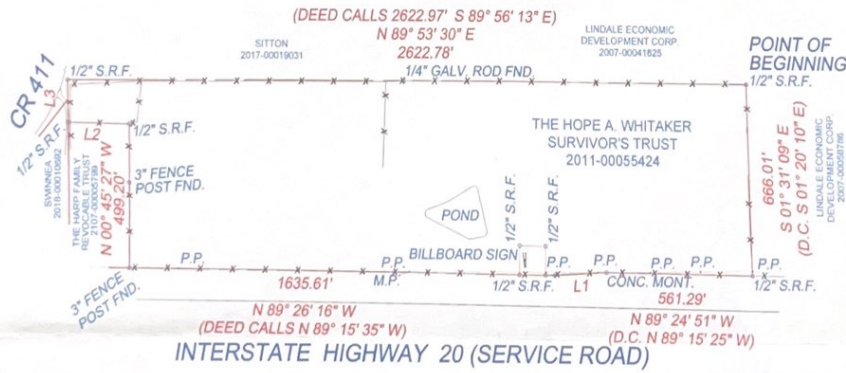


SURVEY

ADDRESS: CR 411, Lindale, Texas.

LEGAL: All that certain lot, tract or parcel of land situated within the John C. White Survey, Abstract No. 1036, same being that tract of land described in Instrument Number 2007-00041825, Official Public Records of Smith County, Texas, and being more particularly described as follows:

- BEGINNING** at a 1/2 inch steel rod found for the northeast corner of said tract;
- THENCE** South 01 degrees 31 minutes 09 seconds East, 666.01 feet to a 1/2 inch steel rod found for corner;
- THENCE** North 89 degrees 24 minutes 51 seconds West, with the north right-of-way of Interstate Highway No. 20, 561.29 feet to a concrete monument found for corner;
- THENCE** South 86 degrees 23 minutes 16 seconds West, with the north right-of-way of Interstate Highway No. 20, 200.26 feet to a 1/2 inch steel rod found for corner;
- THENCE** North 89 degrees 26 minutes 16 seconds West, with the north right-of-way of Interstate Highway No. 20, passing 1/2 inch steel rods found at 35.61 feet and 135.61 feet, in all 1635.61 feet to a 3 inch fence post found for corner;
- THENCE** North 00 degrees 45 minutes 27 seconds West, passing a 3 inch fence post found at 296.78 feet, in all 499.20 feet to a 1/2 inch steel rod found for corner;
- THENCE** North 88 degrees 49 minutes 37 seconds West, 234.03 feet to a 1/2 inch steel rod found within a gravel drive;
- THENCE** North 01 degrees 14 minutes 35 seconds West, 147.73 feet to a 1/2 inch steel rod found, within the right-of-way of County Road No. 411, for corner;
- THENCE** North 89 degrees 53 minutes 30 seconds East, 2622.78 feet to the Point of Beginning and containing 37.17 acres of land.



LINE DATA

- L1 - 200.26' S 86° 23' 16" W
(DEED CALLS 200.22' S 86° 36' 01" W)
- L2 - 234.03' N 88° 49' 37" W
- L3 - 147.73' N 01° 14' 35" W



State Law (SEC 251.151) - Requires anyone digging deeper than 16 inches to call the ONE-CALL NOTIFICATION CENTER, two days prior to digging.

SURVEY NOTES:

1. BEARINGS BASED ON GPS OBSERVATIONS (NAD 83 - TRUE NORTH) HELD AS CONTROL.
2. COUNTY ROAD R.O.W. FROM LONG TERM PUBLIC USE. I-20 R.O.W. PER TXDOT MONUMENTS FOUND.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF TITLE WORK.
4. THIS PROPERTY IS SUBJECT TO ANY EASEMENTS AND / OR RESTRICTIONS THAT MAYBE OF RECORD.
5. THERE IS A 100' X 100' PARCEL, AROUND THE BILLBOARD (AS SHOWN), CALLED AS A "LESS SAVE AND EXCEPT TRACT" IN DEED (INST. NO. 2007-00041825). CLIENT BELIEVES THIS WAS ONLY A LEASE TRACT ASKED IT BE INCLUDED IN THIS LEGAL DESCRIPTION. NO DEED WAS FOUND FOR SAID PARCEL AND IT APPEARS CLIENT HAS BEEN PAYING PROPERTY TAXES ON SAID PARCEL. CLIENT HAS BEEN ADVISED TO CONTACT A TITLE COMPANY TO DO FURTHER RESEARCH ON SAID PARCEL.

Date: 10-15-2020
 Survey No.: 20.3666
 Titlework by: None
 G.F. No.: None
 Scale: 1"=400'
 Purchaser:
 Seiler: Whitaker Family Trust

LEGEND

- Steel Rod Found S.R.F. ○
- Steel Rod Set S.R.S. ●
- Wood Fence ———
- Metal Fence ———
- Property Line ———



The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and that there are no VISIBLE encroachments, overlapping of improvement, easements or rights-of-way, except as shown hereon and that said property appears to have access to a public roadway.

Dennis Vogt
 Dennis Vogt R.P.L.S. 5248
 P.O. Box 852
 Canton, Texas 75103
 Phone (903) 865-1044
 dvogtsurveying@yahoo.com
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