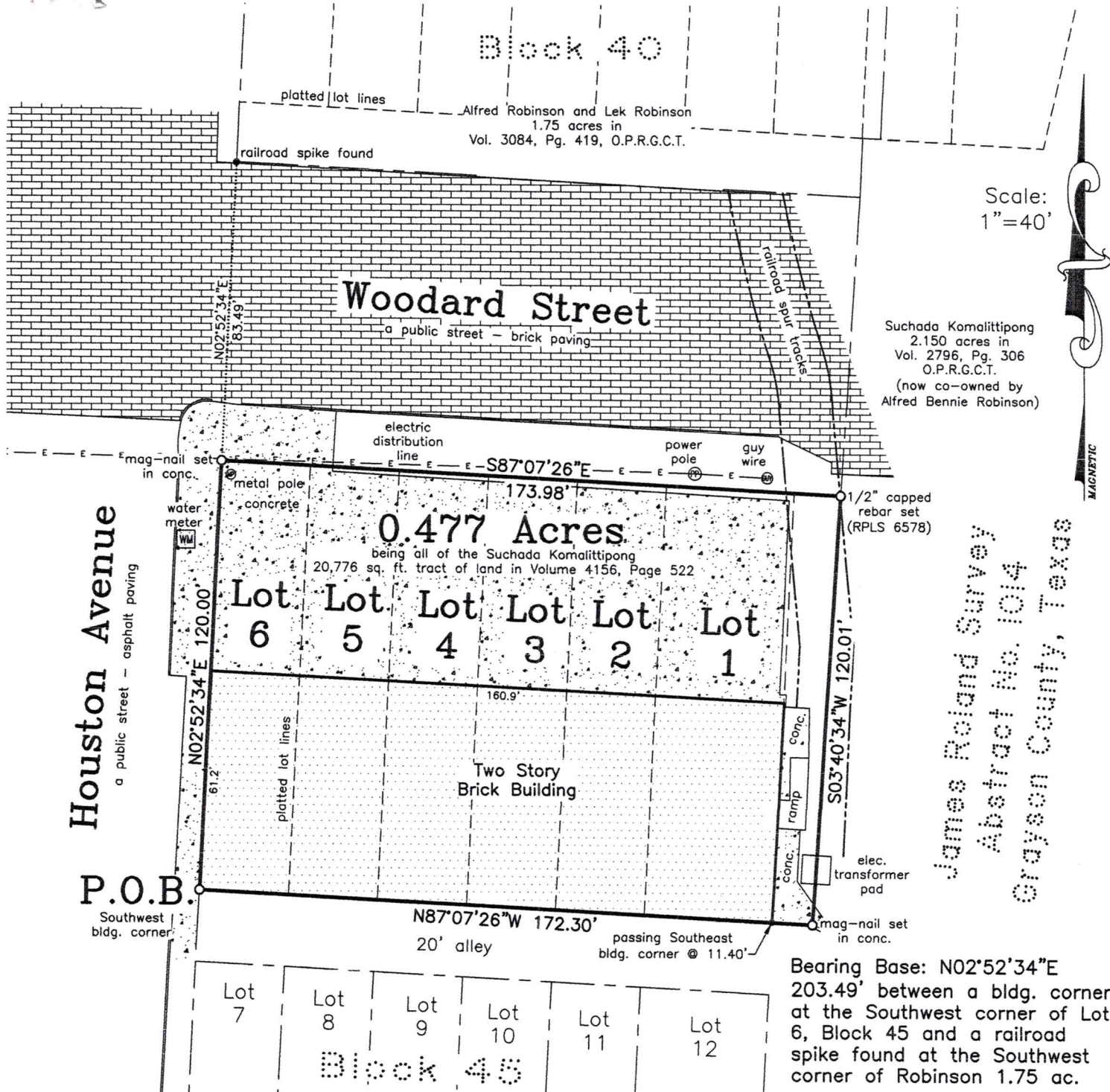


Block 40



Scale:
1"=40'

Suchada Komalittipong
2.150 acres in
Vol. 2796, Pg. 306
O.P.R.G.C.T.
(now co-owned by
Alfred Bennie Robinson)

Houston Avenue
a public street - asphalt paving

James Roland Survey
Abstract No. 1014
Grayson County, Texas

0.477 Acres
being all of the Suchada Komalittipong
20,776 sq. ft. tract of land in Volume 4156, Page 522

Lot 6 Lot 5 Lot 4 Lot 3 Lot 2 Lot 1

Two Story
Brick Building

P.O.B.
Southwest
bldg. corner

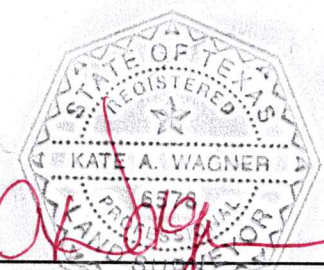
Bearing Base: N02°52'34"E
203.49' between a bldg. corner
at the Southwest corner of Lot
6, Block 45 and a railroad
spike found at the Southwest
corner of Robinson 1.75 ac.

Owner: Suchada Komalittipong
Buyer: Thahn Tran
Address: 114 N. Houston Avenue
Denison, Texas

This survey is for the sole benefit of the transaction by and between: the owner and buyer stated at left, and Grayson County Title Co. and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove and that this survey complies with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition 2, TSPS Land Title Survey and is a true and correct representation of the property shown hereon to the best of my knowledge and belief. Field Notes attached hereto.

The subject property shown hereon does not lie within the limits of any designated 100-year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0170 F, Revised Date: September 29, 2010.



Kate A. Wagner
Kate A. Wagner, R. P. L. S. No. 6578
Copyright Date: December 27, 2019

Job No. BGD571219

Helvey-Wagner Surveying, Inc.
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Texas Board of Professional Land Surveying
Firm Registration No. 10088100

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TBPLS Firm Registration No. 10088100
Billy F. Helvey, RPLS No. 4488 – Kate A. Wagner, RPLS No. 6578

FIELD NOTES 0.477 Acres

SITUATED in the City of Denison, County of Grayson, State of Texas, being a part of the James Roland Survey, Abstract No. 1014, and being all of Lots 1, 2, 3, 4, 5, and 6, Block 45 of the Original Town Plat to the City of Denison, Texas as per plat of record in Volume 28, Page 362, Deed Records, Grayson County, Texas and an adjoining tract of land East of and adjacent to said Lot 6, Block 45, being the same 20,776 sq. ft. tract of land conveyed from Sirinya Komalittipong to Suchada Komalittipong by Warranty Deed on October 20, 2006, as recorded in Volume 4156, Page 522, Official Public Records, Grayson County, Texas, being more particularly described by metes and bounds as follows, to-wit:

BEGINNING in the East right-of-way line of Houston Avenue, a public street and in the North line of a 20 ft. wide alley in said Block 45, at the Southwest building corner of the brick building locally known as 114 N. Houston Avenue, at the Southwest corner of both said Lot 6 and Komalittipong 20,776 sq. ft. tract;

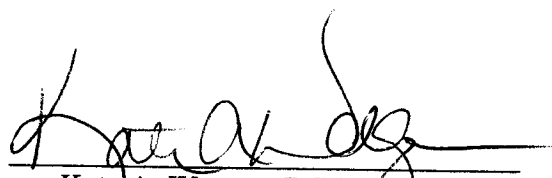
THECE North 02 deg. 52 min. 34 sec. East, with the East line of said Houston Avenue and the West line of both said Lot 6 and Komalittipong 20,776 sq. ft. tract, a distance of 120.00 ft., to an mag-nail set in concrete, at the intersection of the South line of Woodard Street, a public street, with the East line of said Houston Avenue, at the Northeast corner of both said Lot 6 and Komalittipong 20,776 sq. ft. tract, SAID nail bears South 02 deg. 52 min. 34 sec. West, 83.49 ft. from a railroad spike found at the Southwest corner of the Alfred Robinson and Lek Robinson 1.75 acre tract of land in Volume 3084, Page 419, said Official Public Records (*said Robinson 1.75 ac. encompassing Block 40, said Original Town Plat*);

THENCE South 87 deg. 07 min. 26 sec. East, with the South right-of-way of said Woodard Street and the North line of both said Lots 1, 2, 3, 4, 5, and 6 and Komalittipong 20,776 sq. ft. tract, passing the Northeast corner of said Lot 1 and continuing for a total distance of 173.98 ft. to a 1/2 inch capped rebar set (RPLS 6578) in the West line of the Suchada Komalittipong 2.150 acre tract of land in Volume 2796, Page 306, said Official Public Records, at the Northeast corner of said Komalittipong 20,776 sq. ft. tract;

THENCE South 03 deg. 40 min. 34 sec. West, with the West line of said Komalittipong 2.150 ac. and the East line of said Komalittipong 20,776 sq. ft. tract, a distance of 120.01 ft. to a mag-nail set in concrete at the Southeast corner of said Komalittipong 20,776 sq. ft. tract;

THENCE North 87 deg. 07 min. 26 sec. West, with South line of said Komalittipong 20,776 sq. ft. tract, passing the Southeast building corner of said 114 N. Houston Ave. and the Southeast corner of said Lot 1 at 11.40 ft., continuing now with the North line of said 20 ft. wide alley and the South line of said Lots 1, 2, 3, 4, 5 and 6 for a total distance of 172.30 ft, to the **PLACE OF BEGINNING** containing **0.477 ACRES** of land.




Kate A. Wagner, R.P.L.S. No. 6578
December 27, 2019