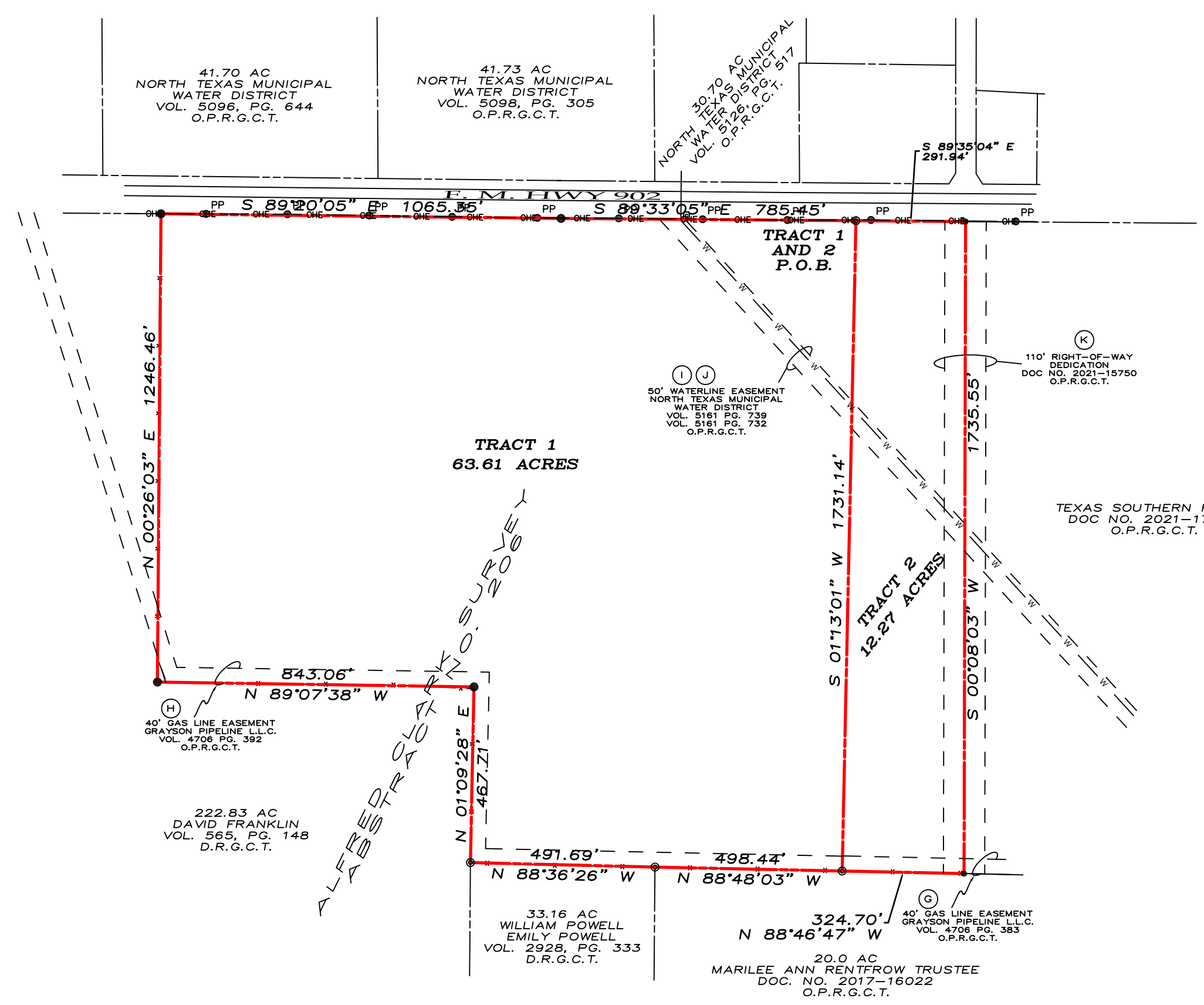


**SCHEDULE "B" ITEMS**

- E. An easement to Southwestern Bell Telephone Company, dated October 1, 1929, executed by J. J. Dillard and wife, Ella Dillard, recorded in Volume 346, Page 215, of the Deed Records, Grayson County, Texas. SURVEYOR UNABLE TO PLACE EASEMENT WITH PROVIDED DOCUMENT
- F. An easement to American Telephone and Telegraph Company, dated July 5, 1943, executed by Joe Dobson and wife, Ila Mae Dobson; and James H. Smith and wife, Monta Smith, recorded in Volume 448, Page 21, of the Deed Records, Grayson County, Texas. SURVEYOR UNABLE TO PLACE EASEMENT WITH PROVIDED DOCUMENT
- G. An easement to Grayson Pipeline, L.L.C., an Oklahoma limited liability company, dated August 31, 2009, executed by Keratex, LP, a Texas limited partnership, recorded in Volume 4706, Page 383, of the Official Public Records, Grayson County, Texas. AFFECTS SUBJECT TRACT SHOWN ON DRAWING
- H. An easement to Grayson Pipeline, L.L.C., an Oklahoma limited liability company, dated August 31, 2009, executed by Rajiv Joseph, MD, PA 401K Plan & Trust, recorded in Volume 4706, Page 392, of the Official Public Records, Grayson County, Texas. AFFECTS SUBJECT TRACT SHOWN ON DRAWING
- I. An easement to North Texas Municipal Water District, dated July 16, 2012, executed by Rajiv Joseph, MD, PA 401K Plan & Trust, recorded in Volume 5161, Page 732, of the Official Public Records, Grayson County, Texas. AFFECTS SUBJECT TRACT SHOWN ON DRAWING
- J. An easement to North Texas Municipal Water District, dated July 16, 2012, executed by Keratex, LP, recorded in Volume 5161, Page 739, of the Official Public Records, Grayson County, Texas. AFFECTS SUBJECT TRACT SHOWN ON DRAWING
- K. An easement to Grayson County, Texas, dated April 30, 2021, executed by Rajiv M. Joseph, recorded under Instrument No. 2021-15750, of the Official Public Records, Grayson County, Texas. AFFECTS SUBJECT TRACT SHOWN ON DRAWING



**TRACT 1  
 LEGAL DESCRIPTION**

Situated in the County of Grayson, State of Texas, being a part of Alfred Clark Survey, Abstract No. 206 and being all that 63.62 acre tract of land conveyed to Rajiv Joseph as recorded in Volume 3973, Page 103, Official Public Records, Grayson County, Texas and being described by metes and bounds as follows:

Beginning at a found 1/2" steel rod in the south Right-of-Way of F.M. Hwy 902 at the northeast corner of said 63.62 acre tract;

Thence South 01°13'01" West, with the east line of said 63.62 acre tract a distance of 1731.14 feet to a found 1/2" steel rod;

Thence with the south line of said 63.62 acre tract the following calls and distances:

- North 88°48'03" West, a distance of 498.44 feet to a found 1/2" steel rod;
- North 88°36'26" West, a distance of 491.69 feet to a found 1/2" steel rod;
- North 01°09'28" East, a distance of 467.71 feet to a set 1/2" steel rod;
- North 89°07'38" West, a distance of 843.06 feet to a set 1/2" steel rod;

Thence North 00°26'03" East, with the east line of a 222.83 acre tract conveyed to David Franklin in Vol. 565, Pg. 148, Deed Records, Grayson County, Texas, a distance of 1246.46 feet to a set 1/2" steel rod;

Thence South 89°20'05" East, with the south Right-of-Way of F.M. Hwy 902 a distance of 1065.35 feet to a set 1/2" steel rod;

Thence South 89°33'05" East, with the south Right-of-Way of F.M. Hwy 902 a distance of 785.45 feet to the Point-of-Beginning and containing 63.608 acres of land.

**TRACT 2  
 LEGAL DESCRIPTION**

Situated in the County of Grayson, State of Texas, being a part of Alfred Clark Survey, Abstract No. 206 and being a part of that 58.66 acre tract of land conveyed to Keratex, L.P. as recorded in Volume 3973, Page 110, Official Public Records, Grayson County, Texas and being described by metes and bounds as follows:

Beginning at a found 1/2" steel rod in the south Right-of-Way of said F.M. Hwy. 902 at the northeast corner of a 63.63 acre tract of land conveyed to Joseph Rajiv in Vol. 3973, Pg. 103, Official Public Records, Grayson County, Texas;

Thence South 89°35'04" East, with the south Right-of-Way of said F.M. Hwy 902 a distance of 291.94 feet to a set 1/2" steel rod;

Thence South 00°08'03" West, with the west line of a tract of land conveyed to Texas Southern Homes in Document No. 2021-17604, Official Public Records, Grayson County, Texas, a distance of 1735.55 feet to a set 1/2" steel rod;

Thence North 88°46'47" West, with the south line of said 58.66 acre tract a distance of 324.70 feet to a found 1/2" steel rod;

Thence North 01°13'01" East, with the east line of said 63.63 acre tract a distance of 1731.14 feet to the Point-of-Beginning and containing 12.27 acres of land.

**LEGEND**

- 1/2" STEEL ROD SET
- ⊙ 1/2" STEEL ROD FOUND
- ⓐ CABLE MARKER
- PP POWER POLE
- BOUNDARY LINE
- - - PROPERTY LINE
- - - EASEMENT LINE
- x BARB WIRE FENCE
- W - WATER LINE
- OHE - OVERHEAD ELECTRIC LINE

SCALE  
 1" = 300'

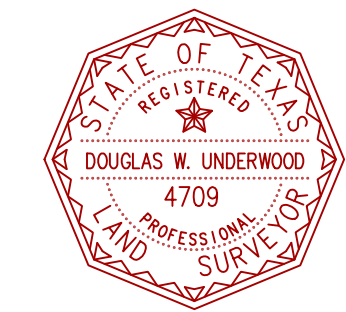
~ BASIS OF BEARINGS ~  
 GRID NORTH, NAD 83  
 TEXAS STATE PLANE COORDINATE SYSTEM  
 NORTH CENTRAL ZONE

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I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.



*D.W. Underwood*  
 Douglas W. Underwood  
 Registered Professional  
 Land Surveyor No. 4709  
 Firm No. 10006300  
 DATE OF SURVEY: 10/15/2021

