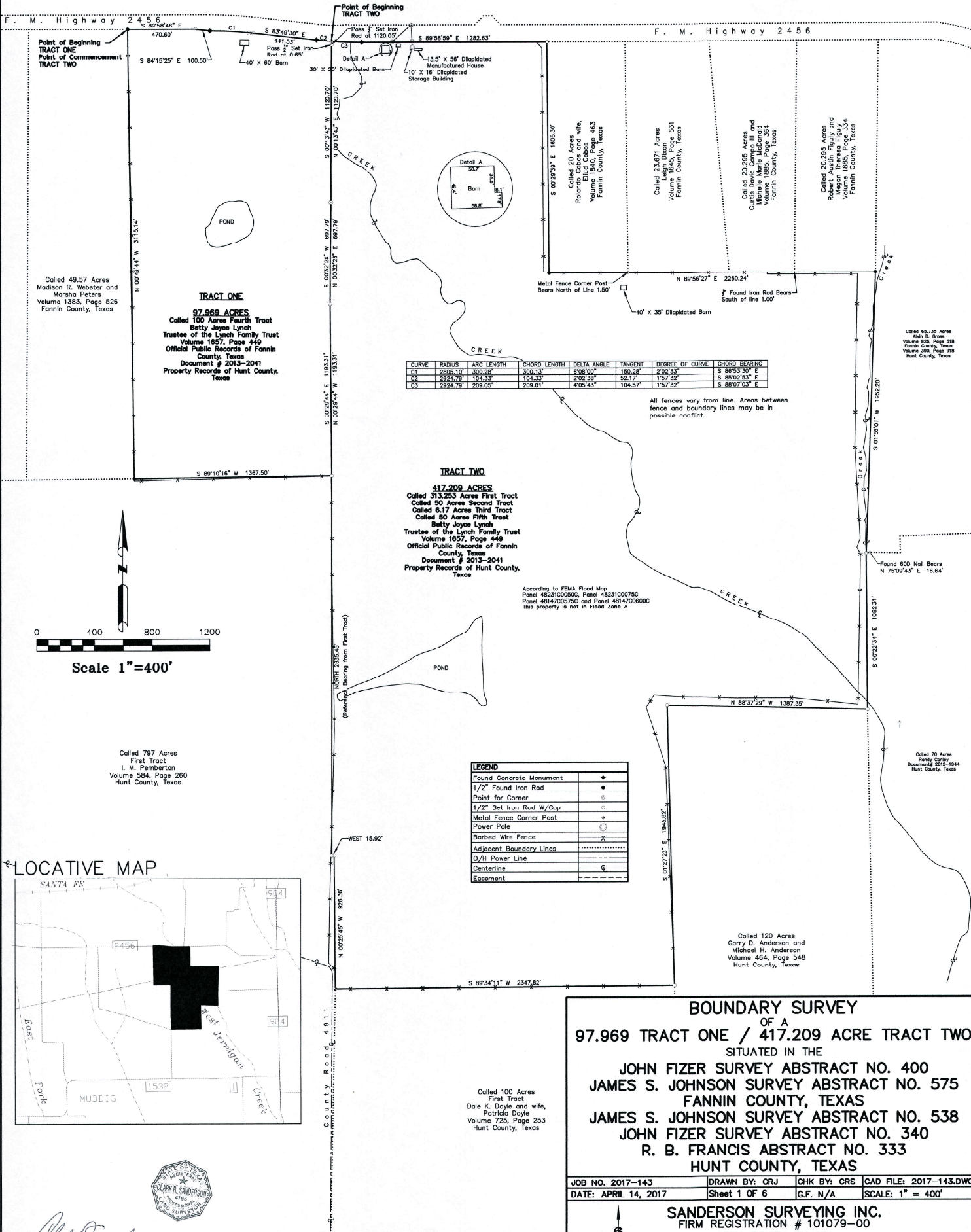


Exhibit "B"



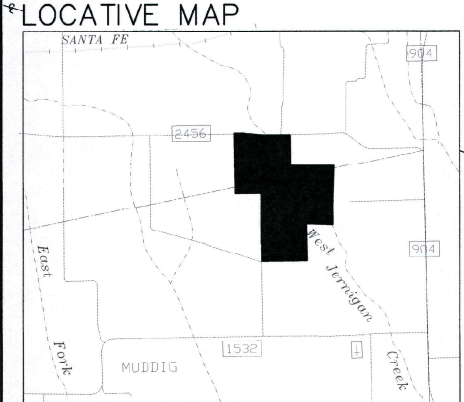
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE	TANGENT	DEGREE OF CURVE	CHORD BEARING
C1	2805.10'	300.28'	300.13'	6°08'00"	150.28'	2°02'33"	S 86°53'30" E
C2	2924.79'	104.33'	104.33'	2°02'38"	52.17'	1°57'32"	S 85°02'53" E
C3	2924.79'	208.65'	208.01'	4°05'43"	104.52'	1°57'32"	S 86°07'03" E

All fences vary from line. Areas between fence and boundary lines may be in possible conflict.

TRACT TWO
 417.209 ACRES
 Called 313.253 Acres First Tract
 Called 50 Acres Second Tract
 Called 6.17 Acres Third Tract
 Called 50 Acres Fifth Tract
 Betty Joyce Lynch
 Trustee of the Lynch Family Trust
 Volume 1657, Page 448
 Official Public Records of Fannin County, Texas
 Document # 2013-2041
 Property Records of Hunt County, Texas

According to FEMA Flood Map
 Panel 482310055G, Panel 482310075G
 Panel 4814700575C and Panel 4814700600C
 This property is not in Flood Zone X

LEGEND	
Found Concrete Monument	+
1/2" Found Iron Rod	•
Point for Corner	⊙
1/2" Set Iron Rod w/Cap	⊙
Metal Fence Corner Post	⊙
Power Pole	⊙
Barbed Wire Fence	X
Adjacent Boundary Lines
0.75" Power Line	---
Centerline	—+—
Easement	---



Clark R. Sanderson
 Clark R. Sanderson RPLS #4765

BOUNDARY SURVEY
 OF A
97.969 TRACT ONE / 417.209 ACRE TRACT TWO
 SITUATED IN THE
JOHN FIZER SURVEY ABSTRACT NO. 400
JAMES S. JOHNSON SURVEY ABSTRACT NO. 575
FANNIN COUNTY, TEXAS
JAMES S. JOHNSON SURVEY ABSTRACT NO. 538
JOHN FIZER SURVEY ABSTRACT NO. 340
R. B. FRANCIS ABSTRACT NO. 333
HUNT COUNTY, TEXAS

JOB NO. 2017-143	DRAWN BY: CRJ	CHK BY: CRS	CAD FILE: 2017-143.DWG
DATE: APRIL 14, 2017	Sheet 1 OF 6	G.F. N/A	SCALE: 1" = 400'

SANDERSON SURVEYING INC.
 FIRM REGISTRATION # 101079-00
 1874 SOUTH SH 121
 BONHAM, TEXAS 75418
 (903) 583-2969 FAX (903) 640-8959

Part of the James S. Johnson Survey #538 Exhibit "A"

File #: 180532-E

Travis Bryan Duffee and
Mindy RWJ Duffee
25 acres
Vol. 1392, Page 223 OPR

Anderson Living Trust
25 acres
Vol. 1924, Page 375 OPR

Madison Webster
49.57 acres
Vol. 1383, Page 526 OPR

Michael Cole Hoskison and
Holly L. Hoskison
97.969 acres
Doc. # 11462-2017 OPR

Fannin County
Hunt County

N 89°17'24" W 1049.08' N 89°35'02" W 1367.83' POB

2646.84'

2635.94'

160.66 Acres

I. M. Pemberton 348.25 acre residue Vol. 584, Page 260 DR

Marsden One, LTD
417.209 acres
Doc. # 2017-11459 OPR

S 02°41'30" E

N 01°15'12" E

@2622.86'

S 70°24'37" E

N 04°09'53" E

County Road #4911

2329.90'

768.89'

@21.22'

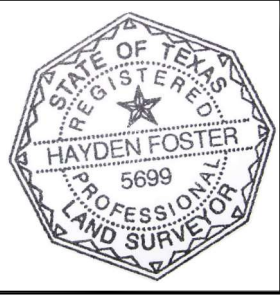
LINE	BEARING	DISTANCE
L4	S 89°57'57" W	16.03'

Hayden Foster
Hayden Foster RPLS #5699

06/06/18
date

- = 1/2" capped iron pin found
- = 3/8" iron pin found
- = 1/2" iron pin found
- = 3/8" iron pin found
- = iron pipe found
- ⊗ = bois d'arc post found
- ⊠ = post found
- ⊕ = conc. highway marker found
- ⊕ = 3/8" capped iron pin (HF 5699) set

- · - · - = survey line
- - - - = easement/building line
- OP - = overhead power line
- × = fence
- ⊕ = water meter
- ⊕ = gas meter
- ⊕ = telephone pedestal
- ⊕ = fire hydrant
- ⊕ = elec. trans. pedestal
- POB = point of beginning



scale 1"=600'

I, Hayden Foster, Registered Professional Land Surveyor, No. 5699 do hereby certify that the plat and accompanying field notes represents an on the ground survey made under my direct supervision. Research of recorded documents was made only for the purpose of determining the boundary of this property and the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property. There doesn't appear to be any encroachments other than those shown hereon. The tract does not appear to be in a 1% annual chance flood zone according to the Flood Insurance Rate Map #48231C0050G for Hunt County, Texas. Reference Bearing = the South boundary line of the 97.969 acre tract - N 89°35'02" W. Controlling Monuments are at the terminus of the Reference Bearing. Plat and field notes provided with this survey. Foster Land Surveying Firm #10010700.