

**Little Cedar Creek**

LINE	BEARING	DISTANCE
L1	S 42°49'31" E	58.75
L2	S 12°55'31" E	121.71
L3	S 64°14'53" E	172.98
L4	S 48°19'30" E	184.60
L5	N 89°45'50" E	54.91
L6	N 68°14'07" E	64.74
L7	S 75°27'51" E	54.21
L8	S 45°41'00" E	60.52
L9	N 89°07'39" E	88.81
L10	N 87°21'25" E	60.96
L11	N 85°29'33" E	122.76
L12	S 85°41'16" E	125.13
L13	N 80°04'40" E	149.54
L14	S 48°45'41" E	126.59

**Carr Branch**

L15	S 35°08'18" W	86.19
L16	S 16°52'33" W	148.99
L17	S 67°36'52" W	63.21
L18	S 43°58'29" E	122.57
L19	S 81°48'58" E	159.73
L20	S 19°20'28" E	83.16
L21	S 83°14'47" E	55.14
L22	S 20°54'08" E	51.80
L23	S 26°54'08" E	1124.43
L24	S 22°05'53" E	151.84
L25	S 39°00'34" E	59.55
L26	N 85°08'02" E	82.52
L27	S 23°53'59" E	162.17
L28	S 43°15'09" E	104.78
L29	S 62°30'10" E	102.79
L30	S 33°58'18" E	176.51
L31	S 71°42'11" E	62.82
L32	N 10°48'59" E	1122.50
L33	S 57°41'01" E	1166.55
L34	S 29°28'18" W	185.01
L35	S 80°03'59" E	1103.28
L36	S 19°03'22" E	172.34
L37	S 82°58'29" E	145.28
L38	S 15°52'27" W	1115.75
L39	S 81°33'56" E	83.30
L40	S 26°22'28" E	87.37
L41	S 71°11'21" E	147.59
L42	S 13°59'59" W	86.29
L43	S 48°41'46" E	62.05
L44	N 53°05'08" E	43.28
L45	S 14°15'11" E	60.54
L46	N 85°34'50" E	74.84
L47	S 04°08'48" E	87.46
L48	S 89°00'24" E	59.55
L49	S 20°18'15" W	175.78
L50	S 70°33'55" E	87.01
L51	S 79°45'49" E	150.04
L52	N 81°31'02" W	51.11
L53	N 81°34'07" E	31.31
L54	S 10°20'28" W	39.27
L55	S 80°03'59" E	145.99
L56	S 15°18'28" W	27.84
L57	S 33°51'56" E	88.29
L58	S 22°20'28" E	135.42
L59	S 02°45'30" W	123.52
L60	S 65°13'29" E	34.35
L61	S 34°42'42" E	120.58
L62	S 34°42'42" E	120.58

**Note:**  
 1. These May Or May Not Be Pipe Lines On This Property.  
 2. Adjoining tract data for the informational purposes only and does not represent a complete survey of those tracts.  
 3. This survey may or may not comply with City or County Platting Regulations.  
 4. The Client or Client's representative will have 45 days from the date the survey was issued to change any mispellings or any errors on the survey report, after that time has expired all parties involved must accept the survey as issued.

**FLOOD STATEMENT:**  
 I have examined the Department of Housing and Urban Development, Federal Flood Hazard Boundary Map for the County of Grayson, State of Texas, community Panel Number 48181-C effective date of 29 September 2010, and that map indicates that PART OF this property is within Zone "A" (special flood hazard area) as shown on Panel Number 0425-F of said map.

**Stewart Title Commitment # 316487**  
 101. Choctaw Watershed Water Control District, Vol. 890 Pg. 115, Vol.2063 Pg.703 & Vol.2075 Pg.661 D.R., Affects this tract.

**Thomas Granate II et ux, Ashley Granata**  
 01 July 2019 (65.945 Ac)  
 2019-21055 D.R.

**Deborah Hall Johnson, Linda Marie Hall Williams, Leslie Edward Hall, James Lee Hall**  
 18 April 2016  
 Vol. 5790 Pg.496 D.R.  
 (84.0181 Acres)

**Marshall M. Skiles et ux, Gail Skiles**  
 23 July 1986 (5.24 Ac)  
 Vol. 1645 Pg.362 D.R.

**Phyllis Anne Uphill Armstrong**  
 21 April 2015 (22.519 Ac)  
 Vol. 5618 Pg.05 D.R.

**Jeffrey Duane Wruck et ux, Leslie Marie Clark**  
 25 Sept.2018 (52.04 Ac)  
 2018-22221 D.R.

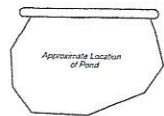
**Burkett Road**

**Hall Road**

**State Highway No.11**

**R.M. Williamson Survey Abst.No.1300**

3519064.3 Sq.Ft.  
 80.787 Acres

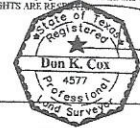


**Patricia Allen Rush**  
 08 April 2002  
 Vol. 3249 Pg.618 D.R.  
 (75.92 Ac.)

The undersigned does hereby state to Fallon Farms that a survey was made on the ground, dated 16 April 2020, on the property legally described herein or in attached field notes and is correct, except as shown on the plat herein, there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, overlapping of improvements, easements or right-of-ways, or of which I have been informed, that the quantity of land therein has been accurately calculated, that said property has access to and from a public roadway; and, that the plat herein is a true, correct and accurate representation of the property described hereinabove.

This Plat and Description was prepared for the exclusive use of the person or persons named in the above statements. Said statement does not extend to any unnamed persons without an express reciting by the surveyor naming said person. This survey was prepared for the transaction as dated herein, this Plat or Map is the Property of Fallon Farms and Cox Land Surveying Corp., and IS NOT to be used in any other Transactions, and the COPY RIGHTS ARE RESERVED.

23 April 2020



**Dun K. Cox**  
 Don K. Cox, Texas Registered Professional Land Surveyor Number 4577



**COX LAND SURVEYING CO.**

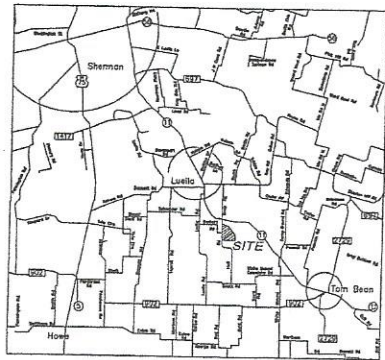
P.O. BOX 597 108 N. MAIN ST. COLLINSVILLE, TEXAS 76233  
 COLLINSVILLE 903-429-8125 FAX 903-429-6971 E-mail: CLSC108@aol.com  
 Gainesville 940-612-LAND Denton 940-381-5070 McKinney 469-952-5070

80.787 Acres in the  
 R.M. Williamson Survey Abst.No.1300  
 County of Grayson  
 State of Texas

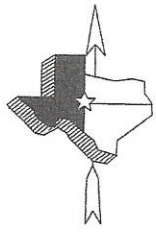
Drawn by: DKC  
 Check by: DKC

Job No.  
 20-13009  
 Firm # 10095500

Date: 23 April 2020



Location Map



SCALE: 1" = 200'

**LEGEND**

- SR = Set 3/4" Rod
- FR = Found Rebar
- ST = Set 1/4" Sq. Tubing
- RST = Pd 1/2" Sq. Tubing
- RSR = Pd 1/2" Sq. Tubing
- ROW = Right-of-Way
- F = Fence Line
- DC = Dead Call
- EL = Electric Line
- TL = Telephone Line
- TV = TV Cable
- SM = Gas Meter
- PP = Power Pole
- WM = Water Meter
- AC = Air Cond.
- BL = Building Line
- UL = Under Pass
- WCPD = Wood Fence Corner Post
- PCPD = Pipe Fence Corner Post
- UC = Utility Easement
- BC = Back of Curb