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Billy F. Helvey, RPLS No. 4488 – Kate A. Wagner, RPLS No. 6578 – Kenneth N. Russell, RPLS No. 4409

22.553 Acres

SITUATED in the County of Grayson, State of Texas, and being a part of the William Thompson Survey, Abstract No. 1210, and being all of the 21.95 ac. tract of land conveyed to Washington Bend, LLC by Phillip A. Klas and Elizabeth Ellen Andrews Schnitker, Independent Executrix of the Estate of Stephen H. Klas, Deceased by Warranty Deed with Vendor's Lien dated August 16, 2018 and recorded in Instrument No. 2018-18690, Official Public Records, Grayson County, Texas, and being all of the 0.601 ac. tract of land (Tract Two) conveyed to Kenneth Hodges and spouse, Joan Hodges by Pat C. Clutter, III and Evelyn L. Clutter by Warranty Deed with Vendor's Lien dated April 30, 2004 and recorded in Volume 3662, Page 505, said Official Public Records, and being more particularly described as one tract of land by metes and bounds as follows to-wit:

BEGINNING at a 1/2 inch capped rebar set stamped "RPLS 6578" in the North line of Washington Street, a public street, in the East line of both the Fielding Bacon Survey, Abstract No. 119 and the 31-1/8 ac. tract of land (Parcel No. 1 – First Tract) conveyed to Harcomo Farms, Inc. in Instrument No. 2018-1491, said Official Public Records, in the West line of said William Thompson Survey, at the most Westerly Northwest corner of the 1.688 ac. tract of land conveyed to the City of Sherman in Volume 4739, Page 492, said Official Public Records, at the Southwest corner of said Washington Bend, LLC 21.95 ac.;

THENCE North 00 deg. 52 min. 54 sec. West, with the East line of both said Fielding Bacon Survey and said Harcomo Farms, Inc. 31-1/8 ac. and the West line of both said William Thompson Survey and said Washington Bend, LLC 21.95 ac., passing the Northeast corner of said Harcomo Farms, Inc. 31-1/8 ac. and crossing the South line of the former Texas and Pacific Railroad right-of-way, now abandoned as per Disclaimer filed in Volume 2351, Page 443, Real Property Records, Grayson County, Texas and continuing for a total distance of 1178.65 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" in the South line of Lot 5, Forest Glen Addition, an Addition to the City of Sherman, Texas, as per plat of record in Volume 10, Pages 53 and 53A, Plat Records, Grayson County, Texas, at the Northwest corner of said Washington Bend, LLC 21.95 ac., at the most Westerly Northwest corner of the herein described tract;

THENCE South 80 deg. 18 min. 00 sec. East, with the South line of said Lot 5 and the North line of said Washington Bend, LLC 21.95 ac., a distance of 193.42 ft. to a point at the beginning of a curve, said point being South 41 deg. 39 min. West, 0.28 ft. from a spike nail found;

THENCE Easterly, with the South line of said Lot 5, Lot 4 and Lot 3, the North line of said Washington Bend, LLC 21.95 ac. and with a non-tangent curve to the right, having a radius of 5,729.65 ft. and a central angle of 06 deg. 04 min. 11 sec. (chord bears South 76 deg. 26 min. 43 sec. East, 606.69 ft.), an arc distance of 606.97 ft. to a point at the end of said curve, at the beginning of another curve, at the Southeast corner of said Lot 3, at the Southwest corner of said Hodges 0.601 ac., said point being South 20 deg. 02 min. West, 0.78 ft. from a 1/2 inch capped rebar found;

THENCE North 16 deg. 35 min. 22 sec. East, with the East line of said Lot 3 and the West line of said Hodges 0.601 ac., a distance of 49.99 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at the Southwest corner of the 1.921 ac. tract of land (Tract One) conveyed to Kenneth Hodges and Joan Hodges in said Vol. 3662, Pg. 505, said Official Public Records, at the Northwest corner of said Hodges 0.601 ac., at the most Easterly Northwest corner of the herein described tract;

THENCE Easterly, with the South line of said Hodges 1.921 ac., the North line of said Hodges 0.601 ac. and with a non-tangent curve to the right, having a radius of 5,762.20 ft. and a central angle of 05 deg. 06 min. 40 sec. (chord bears South 71 deg. 30 min. 48 sec. East, 513.86 ft.), an arc distance of 514.04 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" in the West line of said Washington Street, at the Southeast corner of said Hodges 1.621 ac., at the Northeast corner of both said Hodges 0.601 ac. and the herein described tract;

THENCE South 02 deg. 51 min. 12 sec. East, with the West line of said Washington Street and the East line of said Hodges 0.601 ac., a distance of 54.96 ft. to a 1/2 inch capped rebar set stamped "RPLS 6578" at the Northeast corner of Lot 4, Washington Bend Addition to the City of Sherman, Texas, as per plat of record in Volume 22, Pages 153 and 154, said Plat Records, at the Southeast corner of said Hodges 0.601 ac., at the most Easterly Southeast corner of the herein described tract;

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THENCE Westerly, with the North line of said Lot 4 and the South line of said Hodges 0.601 ac. and with a curve to the left, having a radius of 5,729.65 ft. and a central angle of 2 deg. 02 min. 56 sec. (chord bears North 69 deg. 42 min. 20 sec. West, 204.88 ft.), an arc distance of 204.89 ft. to a 1/2 inch capped rebar found stamped "RPLS 5433" at the Northwest corner of said Lot 4, at the Northeast corner of said Washington Bend, LLC 21.95 ac., at an Ell corner of the herein described tract;

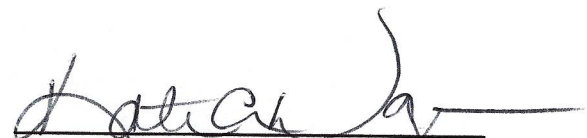
THENCE South 00 deg. 07 min. 57 sec. East, with the West line of Lots 4, 3, 2, and 1 and the East line of said Washington Bend, LLC 21.95 ac., passing a spike nail found at the Southwest corner of said Lot 4 and the Northwest corner of said Lot 3 at 205.12 ft. and continuing, passing a spike nail found at the Southwest corner of said Lot 2 and the Northwest of said Lot 1 at 436.69 ft. and continuing for a total distance of 619.27 ft. to a 1/2 inch capped rebar found stamped "RPLS 5557" in the North line of both said Washington Street and said City of Sherman 1.668 ac., at the Southwest corner of said Lot 1, at the Southeast corner of said Washington Bend, LLC 21.95 ac.;

THENCE Westerly, with the North line of both said Washington Street and said City of Sherman 1.668 ac., the South line of said Washington Bend, LLC 21.95 ac. and with a curve to the right, having a radius of 278.53 ft. and a central angle of 06 deg. 55 min. 19 sec. (chord bears South 77 deg. 52 min. 51 sec. West, 33.63 ft.), an arc distance of 33.65 ft. to a 1/2 inch capped rebar found stamped "RPLS 5557" at the end of said curve;

THENCE South 81 deg. 20 min. 31 sec. West, continuing with the North line of both said Washington Street and said City of Sherman 1.668 ac. and the South line of said Washington Bend, LLC 21.95 ac., a distance of 497.23 ft. to a 1/2 inch capped rebar found stamped "RPLS 5557" at the beginning of a curve;

THENCE Westerly, continuing with the North line of both said Washington Street and said City of Sherman 1.668 ac., the South line of said Washington Bend, LLC 21.95 ac. and with a curve to the left, having a radius of 1,021.61 ft. and a central angle of 15 deg. 00 min. 52 sec. (chord bears South 73 deg. 50 min. 05 sec. West, 266.95 ft.), an arc distance of 267.71 ft. to a point at the end of said curve, said point being South 24 deg. 27 min. West, 0.35 ft. from a 1/2 inch capped rebar found stamped "RPLS 4709";

THENCE South 66 deg. 19 min. 39 sec. West, continuing with the North line of both said Washington Street and said City of Sherman 1.668 ac. and the South line of said Washington Bend, LLC 21.95 ac., a distance of 322.21 ft. to the **PLACE OF BEGINNING** and containing **22.553 ACRES** of land.


Kate A. Wagner, R. P. L. S. No. 6578
December 28, 2018

