

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of the William Creager Survey, Abstract No. 201, and being a part of the same tract of land described as 183.138 acres conveyed by W. R. Allen, Trustee to Robert T. Weaver et ux by deed dated April 5, 1977, recorded in Volume 1380, Page 131, Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a set 1/2" steel rod marking the most Southerly corner of the 6.34 acre tract of land conveyed by Charles R. Allen et ux to Scott A. Allen et ux by deed dated May 2, 2003, recorded in Volume 3453, Page 23, Official Public Records, Grayson County, Texas said rod being in the north right-of-way of F. M. Highway No. 3133;

Thence North 34°36'47" East with a fence, a distance of 1374.54 feet to a 3/8" steel rod found maintaining the Northeast corner of the said 6.34 acre tract and the Southeast corner of the 10.50 acre tract of land conveyed to Sherri Mofid by deed recorded in Volume 5738, Page 254, said Official Public Records;

Thence North 14°44'15" East with said fence along the East line of the said 10.50 acre tract a distance of 545.49 feet to a 3/8" steel rod found maintaining an angle point;

Thence North 03°15'14" East a continuing with said fence and East line of the 10.50 acre tract distance of 158.37 feet to a set 1/2" steel rod at the southwest corner of that 30.00 acre tract of land conveyed to Billy Ray Marsh and Tracey Dawn Mackling as recorded in Volume 5812, Page 539, said Official Public Records;

Thence South 88°32'03" East with the south line of said 30.00 acre tract a distance of 582.38 feet to a set 1/2" steel rod;

Thence South 01°27'57" West a distance of 1044.06 feet to a set 1/2" steel rod;

Thence North 90°00'00" West a distance of 100.80 feet to a set 1/2" steel rod;

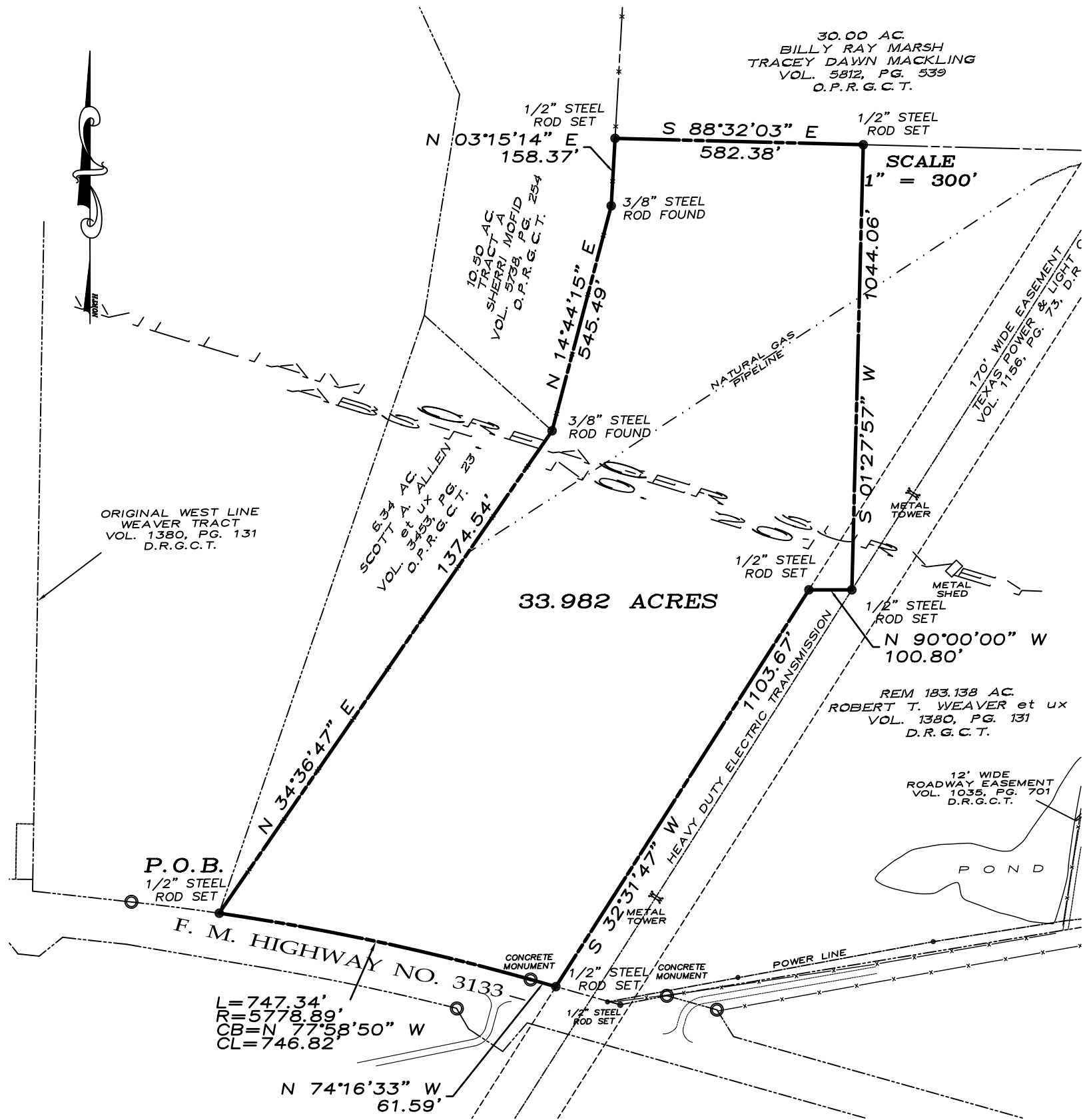
Thence South 32°31'47" West a distance of 1103.67 feet to a set 1/2" steel rod in the north right-of-way of F. M. Highway No. 3133;

Thence North 74°16'33" West with said north right-of-way, a distance of 61.59 feet to a found concrete monument;

Thence with said right-of-way and a curve to the left having a radius of 5778.89 feet, (chord bears North 77°58'50" West, 746.82 feet) an arc length of 747.34 feet to the Point-of-Beginning and containing 33.982 acres of land.

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.

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300
DATE OF SURVEY: 1/24/17



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~ BASIS OF BEARINGS ~
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TEXAS STATE PLANE COORDINATE SYSTEM
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