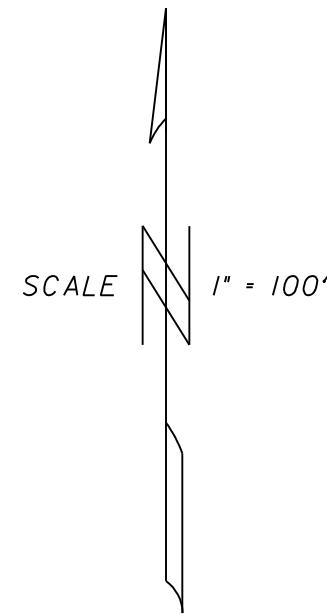




LEGAL DESCRIPTION FOR 56.78 ACRE TRACT OF LAND

SITUATED in Grayson County, Texas, being part of the R.M. Williamson Survey, Abstract No. 1300, being all of a called 56.78 acre tract of land conveyed to Judy Ellen Manion, recorded in document number 2007-30873 and or volume 4377, page 395, Official Public Records of said county and being more particularly described by metes and bounds as follows:

BEGINNING at $\frac{1}{2}$ " iron rod found for the southwest corner of said 56.78 acre tract and being near the center of Hall Road;

THENCE in a northerly direction with said road the following two calls:

North 2 degrees 30 minutes 01 second West, a distance of 113.50 feet to a point for corner;

North 6 degrees 51 minutes 57 seconds West, a distance of 163.05 feet to a point for corner;

THENCE South 87 degrees 50 minutes 23 seconds East, at 20.21 feet passing $\frac{1}{2}$ " iron rod found, in all a total distance of 1670.91 feet to $\frac{1}{2}$ " iron rod found by steel post;

THENCE North 13 degrees 16 minutes 32 seconds East, a distance of 629.63 feet to $\frac{1}{2}$ " iron rod found;

THENCE North 20 degrees 32 minutes 07 seconds East, a distance of 1067.61 feet to $\frac{1}{2}$ " iron rod found by steel post;

THENCE South 88 degrees 07 minutes 26 seconds East, a distance of 726.50 feet to the center of a creek, whence $\frac{1}{2}$ " iron rod bears south 87 deg. 31 min. 38 sec. east;

THENCE in a southerly direction with the center of said creek the following four calls:

South 1 degree 24 minutes 01 second East, a distance of 526.56 feet;

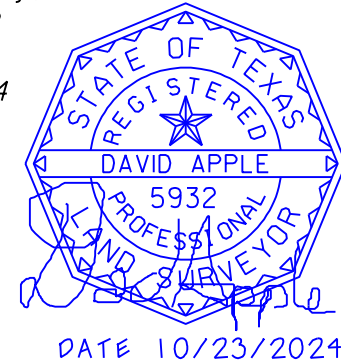
South 0 degrees 37 minutes 30 seconds East, a distance of 396.37 feet;

South 0 degrees 30 minutes 42 seconds West, a distance of 374.64 feet;

South 0 degrees 08 minutes 51 seconds East, a distance of 613.81 feet;

THENCE North 87 degrees 49 minutes 53 seconds West, at 4.20 feet passing a square tube and at 2887.64 feet passing $\frac{1}{2}$ " iron rod found by a bolt d arc post, in all a total distance of 2908.88 feet to the PLACE OF BEGINNING and containing 56.78 acres of land.

On the ground survey performed
Month of October, 2024 by,
David Apple, RPLS 5932
402 S. Morrow Street
Blue Ridge, Texas 75424
Cel. No. 469-667-3430
rpls5932@yahoo.com



John M. Brown
Vol. 2345, Pg. 797
O.P.R.G.C.T.

R. M. WILLIAMS SURVEY
ABSTRACT No. 1300

Shirley A. Flore

Gilbert Ray Hall
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D.R.G.C.T.

James C. Scaryers

Richard Lynn Chitwood

David K. Smith
Doc. No. 2023-30467
O.P.R.G.C.T.

Joseph Fields and
Charles Oneal
Doc. No. 2020-30395
O.P.R.G.C.T.

SURVEYOR'S CERTIFICATION:
I, David Apple, Texas Registered Professional Land Surveyor No. 5932, do hereby certify that the survey plat hereon is a true and correct representation of the above described property, and do further state that this survey accurately depicts the substantial improvements to said Property as located on the ground and that there are no protrusions from or encroachments onto said property by any such improvements except as shown hereon.

A PORTION OF THE SUBJECT PROPERTY DOES APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "A" AND "X" RATING AS SHOWN BY MAP NO. 4818IC0425F, effective on 9/29/2010.

This survey provided without the benefit of a title policy.

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NOTE: Bearings are based on the South Line 56.78 acre tract recorded document No. 2007-30873 and or volume 4377, page 395, O.P.R.G.C.T.