

**** PROPERTY DESCRIPTION ****

All that certain tract or parcel of land situated in the F.B. Phillips Survey Abstract Number 950, County of Grayson, State of Texas; said tract being part of a 92.37 acre of a tract as described in Deed to David G. Powell, David Chad Powell and Michael Clayton Powell, filed 20 October 2008, and Recorded in Volume 4545 Page 622 of the Deed Records of Grayson County, Texas, and being more fully described as follows;

Beginning for the northwest corner of the tract being described herein at a found 1/2 inch Steel Rebar at the base of a pipe fence corner post, said rebar being the northwest corner of said Powell tract, and the southwest corner of a tract as described in Deed to Southwest Auction Inc., filed 25 September 1984, and Recorded in Volume 1716 Page 393 of said Deed Records, said rebar also being of the east ROW line of Bost Road;

Thence: South 89 degrees 05 minutes 20 seconds East, with the north line of said Powell tract, and with the south line of said Southwest Auction tract, a distance of 1981.72 feet to a found 1/2 inch Steel Rebar at the base of a fence corner post, said rebar being the northeast corner of said Powell tract, and the southeast corner of a said Southwest Auction tract, and on the west Right-of-Way line of U.S. Highway Number 75 as described in Deed to The State of Texas, filed 23 April 1963 and Recorded in Volume 977 Page 507 of said Deed Records;

Thence: South 00 degrees 31 minutes 59 seconds West, with the east line of said Powell tract, and the west ROW of said Highway, a distance of 76.59 feet to a found State of Texas Concrete Monument for the start of a curve to the left whose radius is 11,609.20 feet, Chord bearing of south 01 degrees 54 minutes 16 seconds east, a distance of 913.26 feet;

Thence: With said curve to the left, an Arc Length of 913.50 feet to a set 1/2 inch Steel Square Tubing for the southeast corner of this tract;

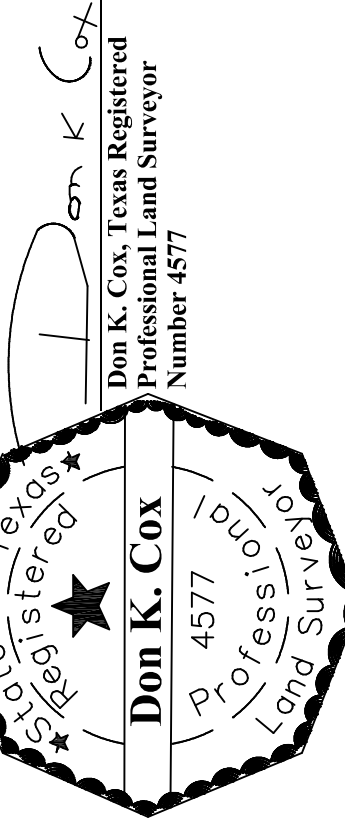
Thence: North 89 degrees 56 minutes 58 seconds West, and passing at 1999.54 feet a set 1/2 inch Steel Square Tubing on the east side of Bost Road, and continuing on said course for a total distance of 2023.26 feet to a set 1/2 inch Steel Square Tubing for the southwest corner of this tract;

Thence: North 00 degrees 41 minutes 01 seconds East, with the west line of said Powell tract, a distance of 1019.14 feet to the POINT OF BEGINNING and containing 46.000 Acres of land.

The undersigned does hereby state to David G. Powell et al, that a survey was made on the ground, and dated 01 February 2018, on the property legally described hereon or in attached field notes and is correct; except as shown on the plat hereon, 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 hereon 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 person without an express restating by the surveyor naming said person. This survey was prepared for the transaction as dated hereon, this Plat or Map is the Property of Cox Land Surveying Corp., and IS NOT to be used in any other Transactions, and the COPY RIGHTS ARE RESERVED.

05 February 2018

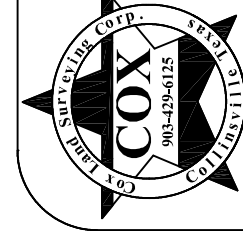


Don K. Cox, Texas Registered Professional Land Surveyor Number 4577

FLOOD STATEMENT:

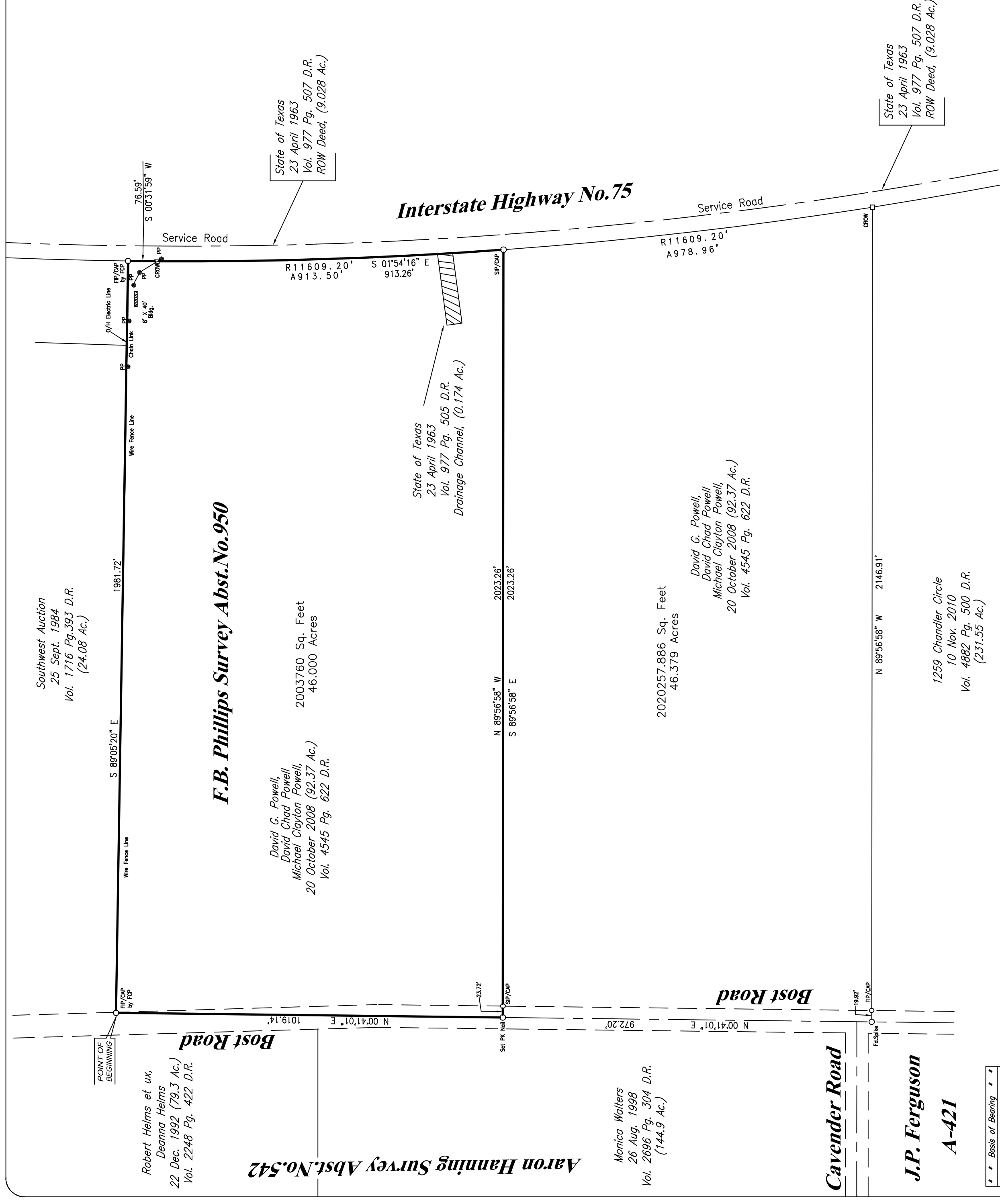
I have examined the Federal Emergency Management Agency, National Flood Insurance Program, Flood Insurance Rate Map for the County of Grayson, State of Texas, community Panel Number 480181C effective date of 29 September 2010, and that map indicates that this property is Not within Zone "A" (special flood hazard area) as shown on Panel Number 0525F & 550F of said map.

This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage on rare occasions. Greater floods can and will occur and flood heights may be increased by man made or natural causes. This flood statement shall not create liability on the part of the surveyor.



COX LAND SURVEYING CO.
 P.O. BOX 597 108 N. MAIN ST. COLLINSVILLE, TEXAS 76233
 COLLINSVILLE 903-429-6125 FAX 903-429-6971 E-mail: CLSOCI08@aol.com
 Gainesville 940-612-LAND Denton 940-381-5070 McKinney 469-952-5070

Registered Professional Land Surveyors Seal	
46.000 Acres in the F.B. Phillips Survey Abst.No.950 County of Grayson State of Texas	
Drawn by: <u>DKC</u>	Job No. <u>18-12006</u>
Check by: <u>DKC</u>	Firm # <u>10005500</u>
Date: <u>05 February 2018</u>	



J.H. Miller Survey Abst.No.834

1259 Chandler Circle
 10 Nov. 2010
 Vol. 4882 Pg. 500 D.R.
 (231.55 Ac.)

2020257.886 Sq. Feet
 46.379 Acres

David G. Powell,
 David Chad Powell,
 Michael Clayton Powell,
 20 October 2008 (92.37 Ac.)
 Vol. 4545 Pg. 622 D.R.

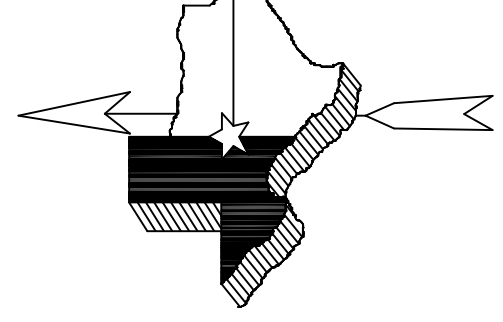
State of Texas
 23 April 1963
 Vol. 977 Pg. 505 D.R.
 Drainage Channel, (0.174 Ac.)

David G. Powell,
 David Chad Powell,
 Michael Clayton Powell,
 20 October 2008 (92.37 Ac.)
 Vol. 4545 Pg. 622 D.R.

F.B. Phillips Survey Abst.No.950

2003760 Sq. Feet
 46.000 Acres

Southwest Auction
 25 Sept. 1984
 Vol. 1716 Pg.393 D.R.
 (24.08 Ac.)



SCALE: 1"=200'

Note:
 1. These May or May Not Be Pipe Lines On This Property.
 2. Adjoining tract data is for informational purposes only and does not represent a complete survey of these lands.
 3. This Survey May or May Not Comply With City or County Platting Regulations.
 4. Errors: The Client or Client's representatives will have 45 days from the date the survey was issued to change any misspellings or any errors on the survey report, after this time has expired all parties involved must accept the survey as issued.

LEGEND

- SR = Set 3/4" Rod
- SP = Set 1/2" Sq. Tubing
- SIP = Set 1/2" Sq. Tubing
- FSR = Fd 1/2" Sq. Tubing
- FR = Fd 1/2" Sq. Rod
- ROW = Right-of-Way
- () = Easement
- (-)-(-) = Electric Line
- (-)-(-)-(-) = Telephone Line
- GP = Gas Meter
- PP = Power Pole
- WM = Water Meter
- BC = Buried Conduit
- UT = Underground Utility
- FCP = Fence Corner Post
- UE = Utility Easement
- BC = Back of Curb

* Basis of Bearing *
 Course along north line
 David G. Powell,
 Vol. 4545 Pg. 622 D.R.