

PROPERTY DESCRIPTION:

BEING A 1.009 ACRE TRACT OF LAND SITUATED IN THE J. T. HODGES SURVEY, ABSTRACT NO. 533, HUNT COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO GRACE GRIMES, AS RECORDED IN VOLUME 715, PAGE 890, DEED RECORDS, HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE COMMON NORTH CORNER OF SAID GRIMES TRACT AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO ROYAL J. NEWBERRY AND WIFE, TINA NEWBERRY, AS RECORDED IN VOLUME 765, PAGE 14, SAID DEED RECORDS, SAID IRON ROD BEING ON THE SOUTH LINE OF W. STATE HIGHWAY 276;

THENCE SOUTH, A DISTANCE OF 419.02 FEET (DEED = 418') ALONG THE COMMON LINE OF SAID GRIMES AND NEWBERRY TRACTS TO A 1/2-INCH IRON ROD SET AT THE COMMON SOUTH CORNER OF SAID TRACTS, SAID IRON ROD BEING ON THE NORTH LINE OF QUAIL RUN ESTATES , AN ADDITION TO HUNT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 400, PAGE 747, PLAT RECORDS, HUNT COUNTY, TEXAS;

THENCE NORTH 88° 45' 09" WEST (DEED = WEST), A DISTANCE OF 104.94 FEET (DEED = 104.5') ALONG THE COMMON LINE OF SAID GRIMES TRACT AND SAID QUAIL RUN ESTATES TO A 1/2-INCH IRON ROD FOUND AT THE COMMON CORNER OF SAID GRIMES TRACT, SAID QUAIL HOLLOW ESTATES, THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JACK FLECK AND WIFE, JOYCE FLECK, AS RECORDED IN VOLUME 919, PAGE 753, SAID DEED RECORDS, AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO WALTER DOUGLAS LANCASTER, AS RECORDED IN VOLUME 54, PAGE 376, AFORESAID DEED RECORDS;

THENCE NORTH, A DISTANCE OF 419.02 FEET (DEED = 418") ALONG SAID GRIMES AND LANCASTER TRACTS, TO A 1/2-INCH IRON ROD FOUND AT THE COMMON NORTH CORNER OF SAID TRACTS, SAID IRON ROD BEING ON THE AFORESAID SOUTH LINE OF W. STATE HIGHWAY 276;

THENCE SOUTH 88° 45' 09" EAST (DEED = EAST), A DISTANCE OF 104.94 FEET (DEED = 104.5') ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING AND CONTAINING 43,961 SQUARE FEET OR 1.009 ACRES OF LAND.

THE PROPERTY MAY BE SUBJECT TO THE FOLLOWING:
(10b)-EASEMENT, VOL. 434, PG. 242, D.R.H.C.T.
(10c)-EASEMENT, VOL. 492, PG. 392, D.R.H.C.T.

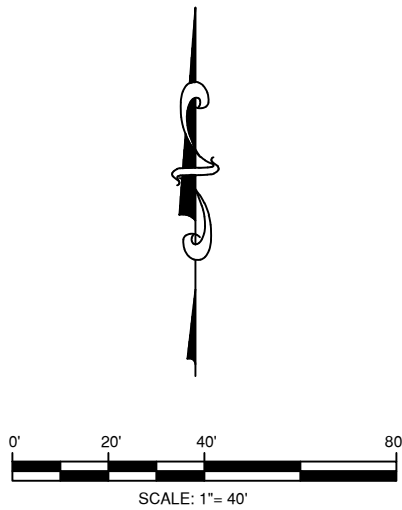
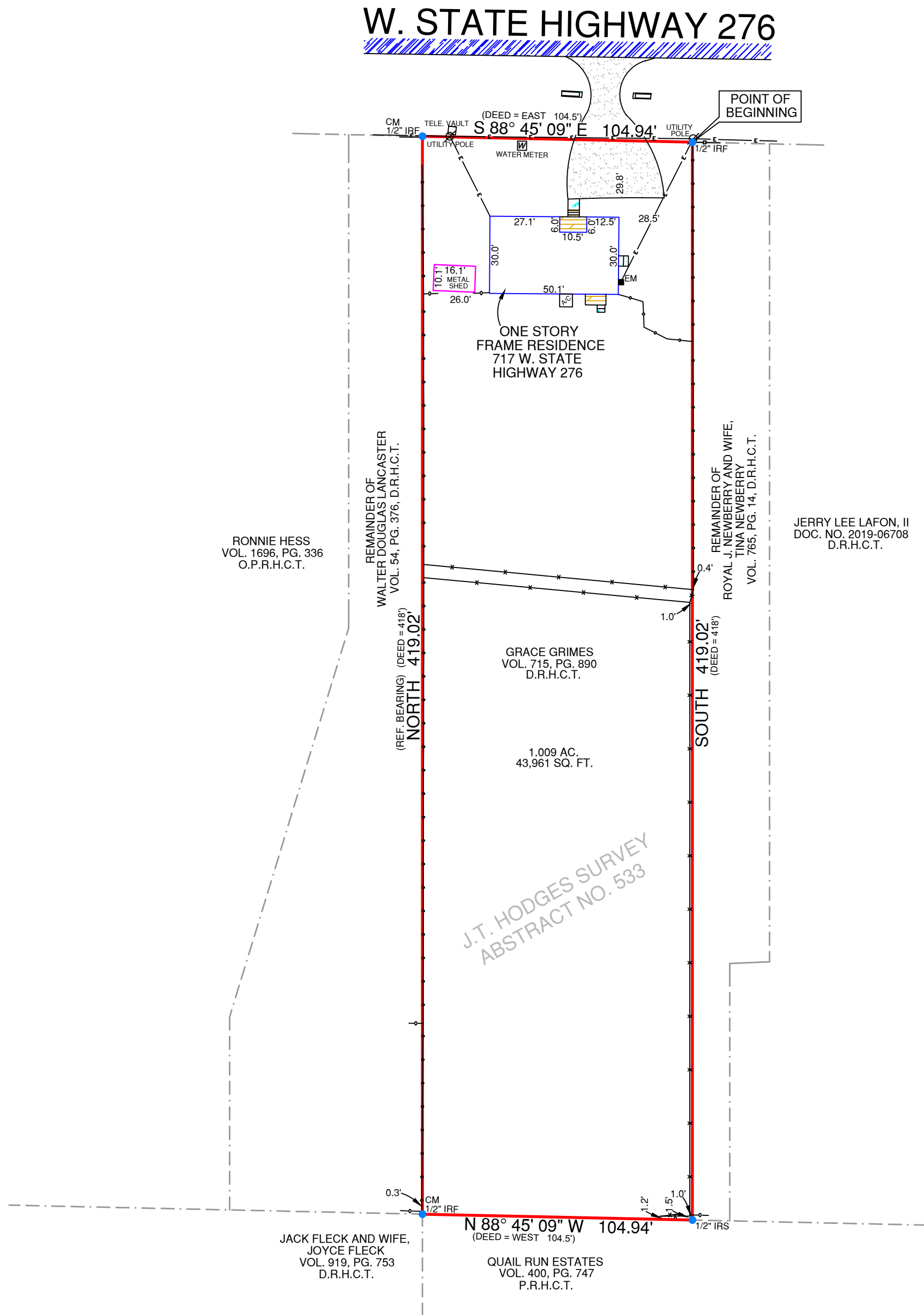
FEMA NOTE

FLOOD INFORMATION:
THE SUBJECT PROPERTY DOES NOT 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 "X" RATING AS SHOWN BY MAP NO. 48231C0525 G, DATED JANUARY 6, 2012.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED DEED REFERENCED HEREON.

GENERAL NOTES

- 1.) THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED IN THE RECORDED DEED.
- 2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN. FENCES MAY BE MEANDERING.
- 3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER LISTED HEREON.
- 4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
- 5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
- 6.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.
- 7.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.
- 8.) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.



717 W. STATE HIGHWAY 276
CITY OF QUINLAN
HUNT COUNTY, TEXAS

GF#: 2022061272KT
BORROWER: PARAGON REALTY GROUP, LLC
TITLE CO.: KANE TITLE, LLC
PREMIER JOB #: 22-06669
TECH: MSP/AV DATE: 07/11/2022
FIELD: JS FIELD DATE: 07/08/2022



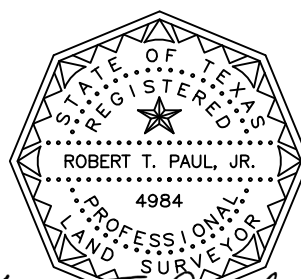
CONCRETE	WOOD FENCE
BRICK	CHAIN LINK FENCE
ASPHALT	WROUGHT IRON FENCE
WOOD	BARB WIRE FENCE
STONE	R.R. TIE RETAINING WALL
GRAVEL	BRICK WALL
COVERED AREA	STONE WALL
CM = CONTROLLING MONUMENT	OVERHEAD TELEPHONE LINE
	OVERHEAD ELECTRIC LINE
	IRF = IRON ROD FOUND
	IPF = IRON PIPE FOUND
	IRS = IRON ROD SET
	MFCP = METAL FENCE COR POST
	WFPC = WOOD FENCE COR POST



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