LEGAL DESCRIPTION

Situated In the County of Grayson, State of Texas, being a part of Thomas J. Wood Survey, Abstract No. 1322, and part of Mary Broadred Survey, Abstract No. 100, and part of William M. Williams Survey, Abstract No. 1303, and being all of a called 116.362 acre tract of land described as Tract 1 in the deed to Brooks Owen Ranch LLC, recorded in Volume 5440, Page 460, Official Public Records, Grayson County, Texas, and all of a called 34.300 acre tract of land described as Tract 2 in said deed to Brooks Owen Ranch LLC, and being described by metes and bounds as follows:

Beginning at a P/K nail found for the northeast corner of said Tract 2, common to the northwest corner of a called 4.247 acre tract of land described in the deed to Stan Odam and Corinne Garcia, recorded in Document No. 2019–14429, Real Property Records, Grayson County, Texas, and in Dripping Springs Road;

Thence South 01°52'57" West, with the easterly line of said Tract 2, and with the westerly line of said 4.247 acre tract, and with the westerly line of a tract of land described in the deed to Mary Evelyn Bowling, recorded in Document No. 2023–20270, said Real Property Records, and with the westerly line of a called 16.190 acre tract of land described in the deed to Matthew J. Fitch and Lanissa D. Fitch, recorded in Document No. 2017–25587, said Real Property Records, along or near a fence, a distance of 2497.74 feet to a 1/2" steel rod found for the southeast corner of said Tract 2, common to the southwest corner of said 16.190 acre tract, and on the northerly line of a tract of land described in the deed to Wall Land and Cattle, L.P., recorded in Volume 5220, Page 212, said Official Public Records;

Thence North 89°33'38" West, with the southerly line of said Tract 2, along or near a fence, a distance of 577.77 feet to a 2" pipe found for the southwest corner of said Tract 2, common to the eastern–most southeast corner of aforesaid Tract 1;

Thence North 89°14'34" West, with a southerly line of said Tract 1, along or near a fence, a distance of 527.76 feet to a fence corner post found;

Thence South 01°35'27" West, with an easterly line of said Tract 1, along or near a fence, a distance of 791.99 feet to a fence corner post found for the southern–most southeast corner of said Tract 1;

Thence with a southerly line of said Tract 1, the following 3 courses:

1. North 86°29'53" West, a distance of 400.31 feet to a point;
2. South 89°59'57" West, a distance of 386.47 feet to a point;
3. South 84°24'29" West, a distance of 111.78 feet to a fence corner post found for the southern–most southwest corner of said Tract 1;

Thence North 01°34'16" East, with a westerly line of said Tract 1, a distance of 424.29 feet to a point;

Thence North 00°03'16" East, continuing with a westerly line of said Tract 1, a distance of 1818.67 feet to the southeast corner of Spring Lake Addition, according to the plat thereof recorded in Volume 7, Page 23, Plat Records, Grayson County, Texas;

Thence North 00°05'36" East, continuing with a westerly line of said Tract 1, and with an easterly line of said Spring Lake Addition, and along or near a fence, a distance of 663.00 feet to a 1/2" steel rod found;

Thence North 89°37'57" West, with a southerly line of said Tract 1, and with a northerly line of said Spring Lake Addition, a distance of 65.89 feet to a 1/2" steel rod found for the western–most southwest corner of said Tract 1;

Thence North 00°47'43" East, with a westerly line of said Tract 1, and with an easterly line of said Spring Lake Addition, and along or near a fence,a distance of 1043.19 feet to a 1/2" steel rod set for the northwest corner of said Tract 1, and on the southerly side of a bend of aforesaid Dripping Springs Road;

Thence with the northerly lines of said Tract 1 and Tract 2, and in Dripping Springs Road, the following 5 courses:

1. South 74°36'43" East, a distance of 838.72 feet to a P/K nail set;
2. South 67°14'12" East, a distance of 815.15 feet to a P/K nail set;
3. South 69°46'41" East, a distance of 30.71 feet to a P/K nail set;
4. South 72°30'28" East, a distance of 119.89 feet to a P/K nail set;
5. South 77°00'28" East, a distance of 451.86 feet to the Point of Beginning and containing 150.71 acres of land, more or less.

SCHEDULE "B" TITLE EXCEPTION NOTES

The property described herein is the same property described in Red River Title Company Commitment GF No. 0144691, effective date April 29, 2024, 2024.

10d. EASEMENTS TO GRAYSON COLLIN ELECTRIC CO–OP., OF RECORD IN VOLUME 1402, PAGE 7, DEED RECORDS, GRAYSON COUNTY, TEXAS AND IN VOLUME 3071, PAGE 98, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS.

VOL. 1402, PG. 7: UNABLE TO BE LOCATED BY DESCRIPTION.
VOL. 3071, PG. 98: AFFECTS THE SURVEYED PROPERTY.

10e. DECLARATION OF PERMANENT ACCESS EASEMENT OF RECORD IN VOLUME 2663, PAGE 918, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS.

AFFECTS THE SURVEYED PROPERTY AS SHOWN.

10h. PIPE LINE EASEMENT IN FAVOR OF THE TEXAS PIPE LINE COMPANY OF RECORD IN VOLUME 443, PAGE 356, DEED RECORDS, GRAYSON COUNTY, TEXAS.

AFFECTS THE SURVEYED PROPERTY AS SHOWN.

10i. EASEMENTS TO STARR WATER SUPPLY CORP., OF RECORD IN VOLUME 1084, PAGE 576 AND VOLUME 1321, PAGE 550, DEED RECORDS, GRAYSON COUNTY, TEXAS.

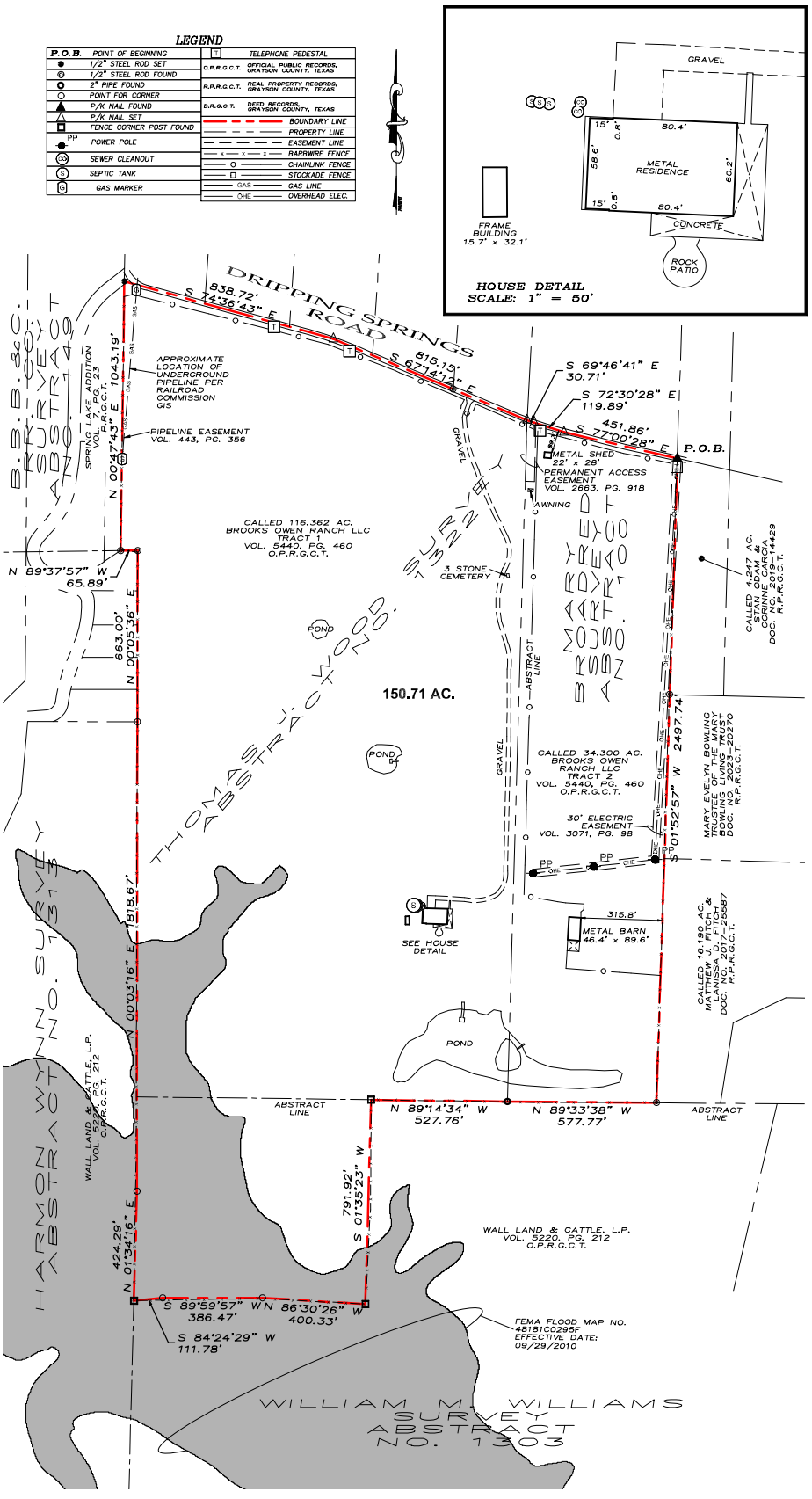
VOL. 1084, PG. 576: BLANKET EASEMENT AFFECTS THE SURVEYED PROPERTY.
VOL. 1321, PG. 550: NO DESCRIPTION PROVIDED IN DEED.

10k. ROADWAY AND MAINTENANCE THEREOF AND/OR REVERSION TO GRANTORS IN DEED OF RECORD IN VOLUME 200, PAGE 513, DEED RECORDS, GRAYSON COUNTY, TEXAS.

UNABLE TO BE LOCATED BY DESCRIPTION.

10l. EASEMENT FOR 15' UTILITY EASEMENT CONTAINED IN VOLUME 2559, PAGE 15, REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS.

BLANKET EASEMENT AFFECTS THE SURVEYED PROPERTY.



SCALE
1" = 300'

~ BASIS OF BEARINGS ~
GRID NORTH, NAD 83
TEXAS STATE PLANE COORDINATE SYSTEM
NORTH CENTRAL ZONE

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.

STATE OF TEXAS REGISTERED DOUGLAS W. UNDERWOOD 4709 PROFESSIONAL LAND SURVEYOR

Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300
DATE OF SURVEY: 05/09/24

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FW: HC – DFT: BH