

**Little Cedar Creek**

LINE	BEARING	DISTANCE
L1	S 42°49'31" E	58.75
L2	S 12°55'31" E	121.71
L3	S 64°14'53" E	172.98
L4	S 48°19'30" E	184.60
L5	N 89°45'50" E	54.91
L6	N 68°14'07" E	64.74
L7	S 75°27'51" E	54.21
L8	S 43°41'00" E	60.53
L9	N 89°07'39" E	88.81
L10	N 87°21'25" E	60.96
L11	N 85°29'33" E	122.76
L12	S 85°41'16" E	125.13
L13	N 80°04'40" E	149.54
L14	S 48°45'41" E	126.59

**Carr Branch**

L15	S 35°08'18" W	86.19
L16	S 16°52'33" W	148.99
L17	S 67°36'52" W	63.21
L18	S 43°58'29" E	122.57
L19	S 81°48'58" E	159.73
L20	S 19°20'28" E	83.16
L21	S 83°14'47" E	55.14
L22	S 20°54'08" E	51.80
L23	S 26°54'08" E	1124.43
L24	S 22°05'53" E	151.84
L25	S 39°00'34" E	59.53
L26	N 86°08'02" E	82.52
L27	S 23°53'59" E	162.17
L28	S 43°15'09" E	104.78
L29	S 62°30'10" E	102.79
L30	S 33°58'18" E	176.51
L31	S 71°42'11" E	62.82
L32	N 10°48'59" E	1122.50
L33	S 57°41'01" E	1186.55
L34	S 29°28'18" W	185.01
L35	S 80°03'59" E	1103.28
L36	S 19°03'22" E	172.34
L37	S 89°58'29" E	145.28
L38	S 15°59'59" W	86.29
L39	S 18°50'27" W	1115.75
L40	S 81°33'56" E	83.30
L41	S 26°22'28" E	67.37
L42	S 71°11'21" E	147.59
L43	S 13°59'59" W	86.29
L44	S 48°41'46" E	62.05
L45	N 53°05'08" E	43.28
L46	S 14°15'11" E	60.54
L47	N 85°34'50" E	74.84
L48	S 04°08'48" E	87.46
L49	S 89°00'24" E	159.55
L50	S 20°18'15" W	175.78
L51	S 70°33'55" E	87.01
L52	S 79°45'49" E	150.04
L53	N 81°31'02" W	51.11
L54	N 81°34'07" E	31.31
L55	S 10°20'28" W	39.27
L56	S 89°00'24" E	145.99
L57	S 15°18'28" W	127.84
L58	S 33°51'56" E	68.29
L59	S 22°20'28" E	135.42
L60	S 02°45'30" W	123.52
L61	S 65°13'29" E	34.35
L62	S 34°42'42" E	120.58

Note:  
 1. These May Or May Not Be Pipe Lines On This Property.  
 2. Adjoining tract data for the informational purposes only and does not represent a complete survey of those tracts.  
 3. This survey may or may not comply with City or County Platting Regulations.  
 4. The Client or Client's representative will have 45 days from the date the survey was issued to change any mispellings or any errors on the survey report. After that time has expired all parties involved must accept the survey as issued.

FLOOD STATEMENT:  
 I have examined the Department of Housing and Urban Development, Federal Flood Hazard Boundary Map for the County of Grayson, State of Texas, community Panel Number 48181-C effective date of 29 September 2010, and that map indicates that PART OF this property is within Zone "A" (special flood hazard area) as shown on Panel Number 0425-F of said map.

Stewart Title Commitment # 316487  
 101. Choctaw Watershed Water Control District, Vol. 890 Pg. 115, Vol.2063 Pg.703 & Vol.2075 Pg.661 D.R., Affects this tract.

Thomas Granate II et ux,  
 Ashley Granata  
 01 July 2019 (65,945 Ac)  
 2019-21055 D.R.

Deborah Hall Johnson  
 Linda Marie Hall Williams  
 Leslie Edward Hall  
 James Lee Hall  
 18 April 2016  
 Vol. 5790 Pg.496 D.R.  
 (84.0181 Acres)

**R.M. Williamson Survey Abst.No.1300**

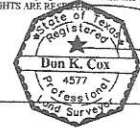
3519064.3 Sq.Ft.  
 80.787 Acres

Patricia Allen Rush  
 08 April 2002  
 Vol. 3249 Pg.618 D.R.  
 (75.92 Ac.)

The undersigned does hereby state to Fallon Farms that a survey was made on the ground, dated 16 April 2020, on the property legally described herein or in attached field notes and is correct, except as shown on the plat herein, 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 herein 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 persons without an express reciting by the surveyor naming said person. This survey was prepared for the transaction as dated herein, this Plat or Map is the Property of Fallon Farms and Cox Land Surveying Corp., and IS NOT to be used in any other Transactions, and the COPY RIGHTS ARE RESERVED.

23 April 2020



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



**COX LAND SURVEYING CO.**

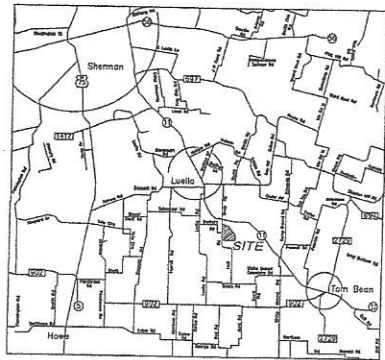
P.O. BOX 597 108 N. MAIN ST. COLLINSVILLE, TEXAS 76233  
 COLLINSVILLE 903-429-8125 FAX 903-429-6971 E-mail: CLCS108@aol.com  
 Gainesville 940-612-LAND Denton 940-381-5070 McKinney 469-952-5070

80.787 Acres in the  
 R.M. Williamson Survey Abst.No.1300  
 County of Grayson  
 State of Texas

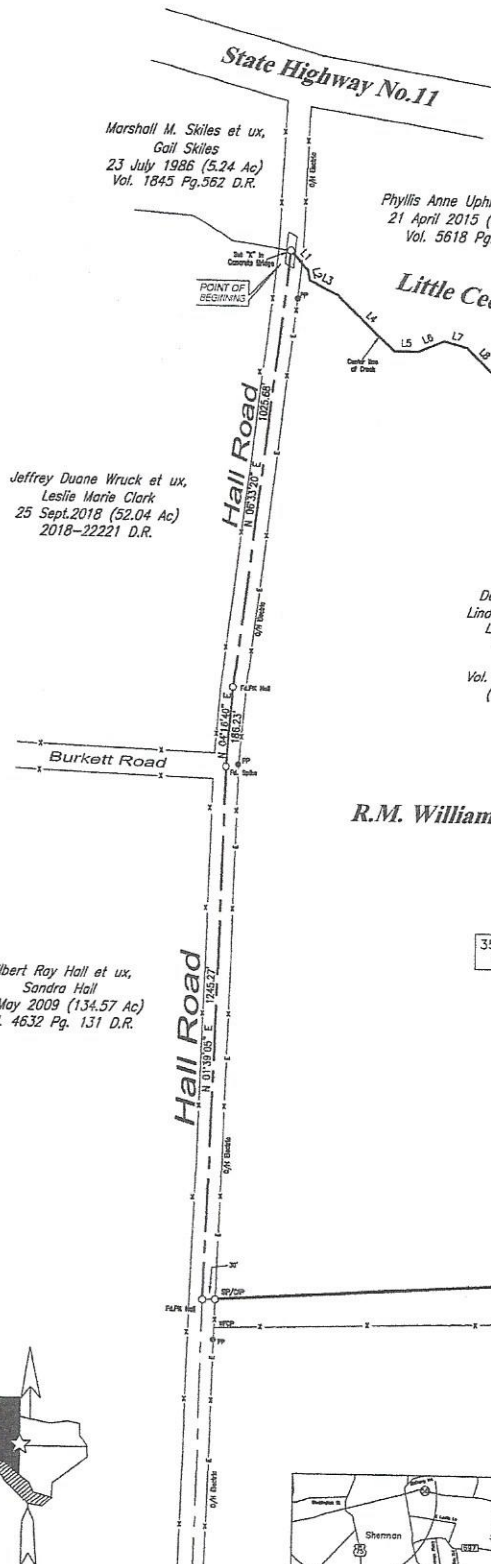
Drawn by: DKC  
 Check by: DKC

Job No.  
 20-13009  
 Firm # 10095500

Date: 23 April 2020



Location Map

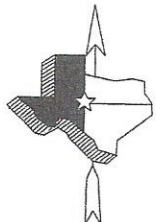


Marshall M. Skiles et ux,  
 Gail Skiles  
 23 July 1986 (5.24 Ac)  
 Vol. 1645 Pg.362 D.R.

Phyllis Anne Uphill Armstrong  
 21 April 2015 (22,519 Ac)  
 Vol. 5618 Pg.05 D.R.

Jeffrey Duane Wruck et ux,  
 Leslie Marie Clark  
 25 Sept.2018 (52.04 Ac)  
 2018-22221 D.R.

Gilbert Ray Hall et ux,  
 Sandra Hall  
 04 May 2009 (134.57 Ac)  
 Vol. 4632 Pg. 131 D.R.

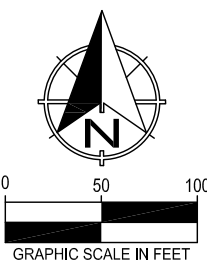


SCALE: 1"=200'

**LEGEND**

- SR = Set 3/4" Rod
- FR = Found Rebar
- ST = Set 1/4" Sq. Tubing
- RST = Pd 1/2" Sq. Tubing
- RFR = Pd 3/4" Sq. Tubing
- ROW = Right-of-Way
- F = Fence Line
- DC = Dead Call
- EL = Electric Line
- TL = Telephone Line
- TV = TV Cable
- SM = Gas Meter
- PP = Power Pole
- WM = Water Meter
- AC = Air Cond.
- BL = Building Line
- UL = Underdug Phone
- WCPD = Wood Fence Corner Post
- PCPD = Pipe Fence Corner Post
- UC = Utility Easement
- BC = Back of Curb

BURKETT ROAD



All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998772840.

APPROXIMATE REMAINDER OF A CALLED 160 ACRES G.R. HALL, EDDY L. HALL, HENRY H. HALL, EVANELLE MORAN HALL, EDWARD L. HALL, MARY HALL, BULEAH L. MCRIGHT, TOMMY C. ALLEN, BURLLES HALL ALLEN VOL. 905, PG. 121, D.R.G.C.T.

CALLED 80.787 ACRES MELISSA ESTATES, LLC INST. NO. 2022-6682 O.R.G.C.T.

R. M. WILLIAMSON SURVEY ABSTRACT NO. 1300

73.508 ACRES

CALLER 74.1336 ACRES PATRICIA ALLEN RUSH (1/4 INTEREST) VOL. 3249, PG. 618 MICHAEL WAYNE ALLEN (1/4 INTEREST) VOL. 3249, PG. 622 KAREN ALLEN MULLER (1/4 INTEREST) VOL. 3249, PG. 626 JAMES THOMAS ALLEN (1/4 INTEREST) VOL. 3249, PG. 630 O.R.G.C.T.

CALLER 37.500 ACRES JOHN M. BROWN VOL. 2345, PG. 797 R.P.R.G.C.T.

GRAVEL DRIVE (REFERRED TO AS "ABANDONED PUBLIC ROAD" IN VOL. 3249, PG. 618) (REFERRED TO AS "OLD COUNTY ROADBED" IN VOL. 2345, PG. 797) NO RECORD FOUND

LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists lines L1 through L40 with their respective bearings and distances.

LEGEND

Legend table defining symbols for FOUND MONUMENT, SET MONUMENT, IRSC 1/2" IRON ROD, MNS MAG NAIL SET, IRF IRON ROD FOUND, BRF RAILROAD SPIKE FOUND, BGF 600 NAIL FOUND, MNE MAG NAIL FOUND, CM CONTROLLING MONUMENT, DEED OR PLAT CALL, DEED RECORDS, OFFICIAL RECORDS, R.P.R.G.C.T., REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS, VOL. PG., VOLUME, PAGE, INST. NO., INSTRUMENT NO., CMP CORRUGATED METAL PIPE, NEC NORTHEAST CORNER, UTILITY/POWER POLE, GUY, TELEPHONE BOX, BURIED TELEPHONE MARKER, WATER WELL, BOUNDARY LINE, ADJOINER LINE, WIRE FENCE, ASPHALT, OVERHEAD ELECTRIC/UTILITY.

LAND DESCRIPTION: BEING all of that certain tract or parcel of land situated in the R.M. Williamson Survey, Abstract No. 1300, Grayson County, Texas, and being a re-tracement survey of a called 74.1336 acre tract of land described in the deed to Patricia Allen Rush (1/4 Interest), recorded in Volume 3249, Page 618, Michael Wayne Allen (1/4 Interest), recorded in Volume 3249, Page 622, Karen Allen Muller (1/4 Interest), recorded in Volume 3249, Page 626, and James Thomas Allen (1/4 Interest), recorded in Volume 3249, Page 630, Official Records, Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" (Hereinafter referred to as Capped Iron Rod) set for the southwest corner of said 74.1336 acre tract, common to the northern-most northwest corner of a called 130 acre tract of land described in the deed to James Sconyers, recorded in Volume 325, Page 200, Deed Records, Grayson County, Texas, and on the easterly line of a called 134.57 acre tract of land described in the deed to Ray Hall, recorded in Volume 890, Page 311, said Deed Records, and at a bend on the southerly side of Hall Road (No record found);

THENCE North 00°34'19" East, with the westerly line of said 74.1336 acre tract, and with the easterly line of said 134.57 acre tract, and a distance of 1436.26 feet to a Mag Nail with an aluminum washer stamped "PRESTON TRAIL RPLS 6585" set for the northwest corner of said 74.1336 acre tract, from which a Mag Nail found for the southwest corner of a called 80.787 acre tract of land described in the deed to Melissa Estates, LLC, recorded in Instrument No. 2022-6682, said Official Records, bears North 00°34'19" East, a distance of 71.68 feet;

THENCE North 85°37'04" East, with the northerly line of said 74.1336 acre tract, passing en route at a distance of 25.00 feet a Capped Iron Rod set for witness on the easterly side of said Hall Road, and continuing on said course, passing en route at a distance of 731.91 feet a Capped Iron Rod set for witness, and continuing on said course, passing en route at a distance of 2319.32 feet a Capped Iron Rod set for witness on the westerly side of Carr Branch, and continuing on said course, a total distance of 2369.31 feet to the northern-most northeast corner of said 74.1336 acre tract, and on the westerly line of a called 65.947 acre tract of land described in the deed to Paradise 9, LLC, recorded in Instrument No. 2020-30226, said Official Records, and in said Carr Branch;

THENCE in a southerly direction, with the easterly line of said 74.1336 acre tract, and with the westerly line of said 65.947 acre tract, and with a westerly line of a called 37.500 acre tract of land described in the deed to John M. Brown recorded in Volume 2345, Page 797, Real Property Records of Grayson County, Texas, and going up said Carr Branch, the following Forty-Four (44) courses:

- 1. South 47°28'02" East, a distance of 10.57 feet to a point for corner;
2. South 30°59'09" West, a distance of 20.41 feet to a point for corner;
3. South 25°29'02" East, a distance of 30.98 feet to a point for corner;
4. South 89°15'27" East, a distance of 42.83 feet to a point for corner;
5. South 46°01'51" East, a distance of 45.21 feet to a point for corner;
6. South 20°53'23" West, a distance of 26.66 feet to a point for corner;
7. South 61°05'06" West, a distance of 49.12 feet to a point for corner;
8. South 12°00'43" East, a distance of 55.94 feet to a point for corner;
9. South 28°04'31" East, a distance of 35.11 feet to a point for corner;
10. South 21°54'56" West, a distance of 43.57 feet to a point for corner;
11. South 49°46'56" West, a distance of 27.93 feet to a point for corner;
12. South 10°38'58" West, a distance of 12.06 feet to a point for corner;
13. South 67°27'04" East, a distance of 42.89 feet to a point for corner;
14. South 16°02'27" East, a distance of 56.02 feet to a point for corner;
15. South 32°17'13" East, a distance of 31.78 feet to a point for corner;
16. South 52°45'14" East, a distance of 37.50 feet to a point for corner;
17. South 07°04'31" East, a distance of 55.60 feet to a point for corner;
18. South 23°10'38" West, a distance of 48.46 feet to a point for corner;
19. South 16°04'42" East, a distance of 61.76 feet to a point for corner;
20. South 19°01'25" East, a distance of 81.69 feet to a point for corner;
21. South 41°54'22" West, a distance of 38.56 feet to a point for corner;
22. South 16°13'47" West, a distance of 27.12 feet to a point for corner;
23. South 34°47'06" East, a distance of 39.71 feet to a point for corner;
24. South 59°45'23" West, a distance of 46.44 feet to a point for corner;
25. South 44°03'26" West, a distance of 13.45 feet to a point for corner;
26. South 06°47'43" West, a distance of 9.61 feet to a point for corner;
27. South 03°21'22" East, a distance of 48.29 feet to a point for corner;
28. South 04°39'09" West, a distance of 30.46 feet to a point for corner;
29. South 05°58'16" East, a distance of 48.73 feet to a point for corner;
30. South 19°13'02" East, a distance of 34.33 feet to a point for corner;
31. South 27°41'43" West, a distance of 94.21 feet to a point for corner;
32. South 52°53'10" West, a distance of 36.31 feet to a point for corner;
33. South 55°00'20" West, a distance of 23.37 feet to a point for corner;
34. South 00°52'49" East, a distance of 13.41 feet to a point for corner;
35. South 29°31'31" East, a distance of 18.34 feet to a point for corner;
36. South 10°05'11" West, a distance of 71.29 feet to a point for corner;
37. South 15°13'26" East, a distance of 33.98 feet to a point for corner;
38. South 49°32'00" West, a distance of 52.75 feet to a point for corner;
39. South 00°33'56" East, a distance of 49.25 feet to a point for corner;
40. South 19°25'46" West, a distance of 12.03 feet to a Capped Iron Rod set for the eastern-most southeast corner of said 74.1336 acre tract, common to a re-entrant corner on the northerly line of said 37.500 acre tract, and at or near the center of a gravel surface apparent abandoned County Road;

THENCE in a westerly direction, with the southerly line of said 74.1336 acre tract, and with a northerly line of said 37.500 acre tract, and in said abandoned road, the following Three (3) courses:
1. North 83°31'44" West, a distance of 307.73 feet to a Capped Iron Rod set for corner;
2. North 81°17'06" West, a distance of 526.84 feet to a 60-D nail found for corner;
3. North 87°24'58" West, a distance of 254.20 feet to a 1/2-inch iron rod found for a re-entrant corner of said 74.1336 acre tract, common to the western-most northwest corner of said 74.1336 acre tract, and at a bend in said abandoned road;

THENCE South 08°00'58" East, with an easterly line of said 74.1336 acre tract, and with a westerly line of said 37.500 acre tract, and in said abandoned road, a distance of 356.44 feet to a Capped Iron Rod set for the southern-most southeast corner of said 74.1336 acre tract, common to the northeast corner of aforesaid 130 acre tract, and at a bend in aforesaid Hall Road where it meets said abandoned road;

THENCE South 85°12'57" West, with southerly line of said 74.1336 acre tract, and with the northerly line of said 130 acre tract, and in said Hall Road, a distance of 1313.52 feet to the POINT OF BEGINNING, enclosing 73.508 acres (3,202,019 square feet), more or less;

Certify to: Prestige Developers LLC, Patricia Allen Rush, Michael Wayne Allen, Karen Allen Muller, James Thomas Allen, Alliant National Title Insurance Company, Red River Title Company;

I, Chris R. Noah, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey has been prepared from an actual on-the-ground survey of the premises depicted hereon and described in the land description attached hereto, conducted under my direction and supervision on 08/25/2022, and there are no discrepancies, conflicts, shortages in area or boundary line conflicts, or any intrusions of visible improvements from adjoining tracts, or protrusions of visible improvements onto adjoining tracts, to the best of my knowledge and belief, except as shown. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying.



NOTES ADDRESSING SCHEDULE 'B' EXCEPTIONS:

Only those easements and/or other matters of record, as listed in Title Commitment GF No. 0140800, issued by Alliant National Title Insurance Company, countersigned by Red River Title Company, with an effective date of August 22, 2022, and an issued date of August 30, 2022, and related below were considered for this Survey. The surveyor did not perform an abstract of title.

10b. Subject property lies within the Choctaw Watershed Control District as created by House Bill No. 156, Certified Copy of which is recorded in Volume 890, Page 115, Deed Records, Grayson County, Texas; Information Form recorded in Volume 2063, Page 703, Real Property Records, Grayson County, Texas; Statements of Facts recorded in Volume 2075, Page 661, Real Property Records, Grayson County, Texas.

FLOOD STATEMENT:

I have examined the F.E.M.A. Flood Insurance Rate Map for Grayson County, Texas, Community Number 480829, effective date 09/29/2010 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0425 F of said map. This flood statement does not imply that the property and/or 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.

Chris R. Noah, R.P.L.S. No. 6585

TITLE SURVEY 73.508 ACRES R.M. WILLIAMSON SURVEY, ABSTRACT NO. 1300 TBD Hall Road, Sherman Grayson County, Texas



TBPLS Firm No. 10194175 Drawn by: LGT Checked by: CRN Scale: 1"=100' Date: 08/29/2022 Project No. 22-0419 Sheet No. 1 of 1