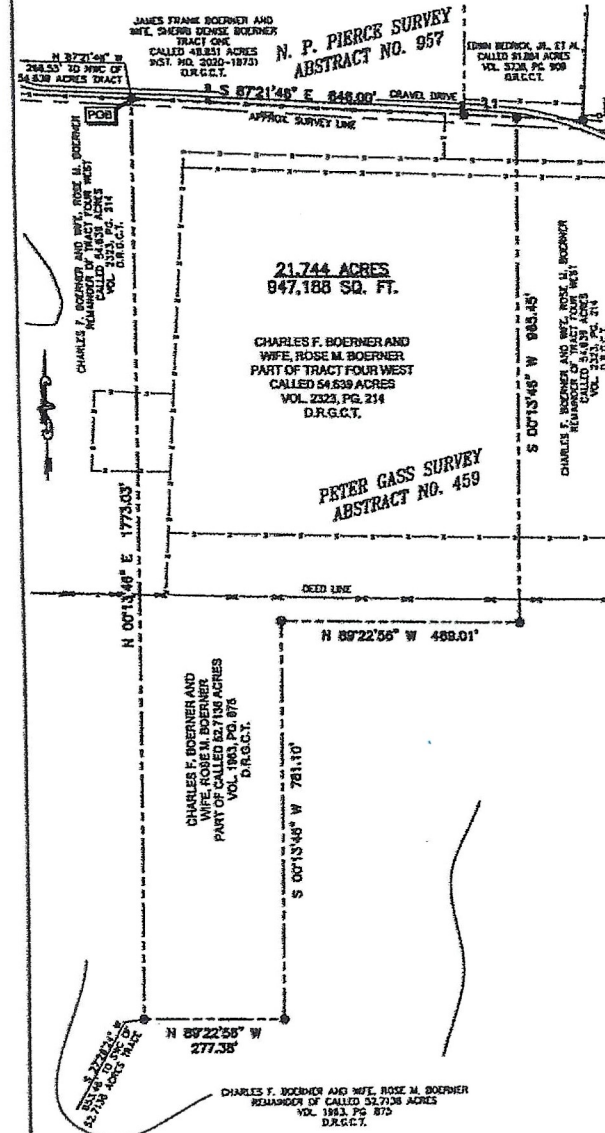


GRAYSON COUNTY, TEXAS

PROPERTY DESCRIPTION

Being a tract of land situated in the N. P. Pierce Survey, Abstract No. 957, and the Peter Gass Survey, Grayson County, Texas and being part of a certain 54,839 acres tract of land (Tract One) described in Deed to James Frank Boerner and wife, Rose M. Boerner as recorded in instrument No. 2323, Page 214, Deed Records, Grayson County, Texas, and part of a certain 52,713 acres tract of land described in Deed to Charles F. Boerner and wife, Rose M. Boerner as recorded in Volume 1983, Page 875, said Deed Records, and being more particularly described herein as follows:



21.744 ACRES
947,188 SQ. FT.

CHARLES F. BOERNER AND
WIFE, ROSE M. BOERNER
PART OF TRACT FOUR WEST
CALLED 54,839 ACRES
VOL. 2323, PG. 214
D.R.G.C.T.

PETER GASS SURVEY
ABSTRACT NO. 459

CHARLES F. BOERNER AND
WIFE, ROSE M. BOERNER
PART OF CALLED 52,713 ACRES
VOL. 1983, PG. 875
D.R.G.C.T.

CHARLES F. BOERNER AND WIFE, ROSE M. BOERNER
REMAINDER OF CALLED 52,713 ACRES
VOL. 1983, PG. 875
D.R.G.C.T.

BEINGING a 5/8 inch iron rod with plastic cap stamped "P.L.S. INC." (typical) set in the North line of said 54,839 acres tract and the South line of a certain 48,833 acres tract of land (Tract One) described in Deed to James Frank Boerner and wife, Rose M. Boerner as recorded in instrument No. 2323, Page 214, Deed Records, Grayson County, Texas, for the Northwest corner of the herein described tract, from which a 1/2 inch iron rod found for the most Easterly Northwest corner of said 54,839 acres tract and the Southwest corner of said 48,833 acres tract bears North 87 degrees 21 minutes 48 seconds West, a distance of 298.33 feet:

THENCE South 87 degrees 21 minutes 48 seconds East, with the North line of said 54,839 acres tract and the South line of said 48,833 acres tract, a distance of 846.00 feet to a 1/2 inch iron rod found for the Southeast corner of said 48,833 acres tract and the Southwest corner of a certain 81,894 acres tract of land described in Deed to Edwin Beckick, J., Frances Beckick Brunschwiler, Philip John Beckick, Stephen Ray Beckick, Pamela Jean Beckick Mullins, and Thomas Joseph Beckick as recorded in Volume 5728, Page 808, said Official Records;

THENCE South 87 degrees 18 minutes 18 seconds East, with the North line of said 54,839 acres tract and the South line of said Beckick tract, a distance of 101.04 feet to a 5/8 inch iron rod set for the Northeast corner of the herein described tract;

THENCE South 00 degrees 13 minutes 48 seconds West, with the East line of the herein described tract, bearing said 54,839 acres tract, passing the South line of said 54,839 acres tract and the North line of said 52,713 acres tract, and continuing along said course, bearing said 52,713 acres tract, a distance of 883.45 feet to a 5/8 inch iron rod set for the most Westerly Southwest corner of the herein described tract;

THENCE North 89 degrees 22 minutes 58 seconds West, with the South line of the herein described tract, bearing said 52,713 acres tract, a distance of 468.01 feet to a 5/8 inch iron rod set for an interior corner of the herein described tract;

THENCE South 00 degrees 13 minutes 48 seconds West, with the East line of the herein described tract, bearing said 52,713 acres tract, a distance of 781.10 feet to a 5/8 inch iron rod set for the most Southerly Southwest corner of the herein described tract;

THENCE North 89 degrees 22 minutes 58 seconds West, with the South line of the herein described tract, bearing said 52,713 acres tract, a distance of 277.38 feet to a 5/8 inch iron rod set for the Southwest corner of the herein described tract, from which a 1/2 inch iron rod found for the Southwest corner of said 52,713 acres tract bears South 23 degrees 25 minutes 24 seconds West, a distance of 633.48 feet;

THENCE North 00 degrees 13 minutes 48 seconds East, with the West line of the herein described tract, bearing said 52,713 acres tract, passing the North line of said 52,713 acres tract and the South line of said 54,839 acres tract, and continuing along said course, bearing said 54,839 acres tract, a distance of 1,773.03 feet to the POINT OF BEGINNING and containing within the system and bounds herein recited, 21.744 acres of land, more or less.

FLOOD NOTE

THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN A DESIGNATED ZONE 2 AND DOES NOT APPEAR TO BE LOCATED IN A 100 YEAR FLOOD AREA AS PLOTTED ON DISTRICT PANEL 9 NUMBER D079 F OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE OR FLOOD HAZARD BOUNDARY MAP BEARING A REVISED EFFECTIVE DATE OF JANUARY 18, 2008.

GENERAL NOTES

- 1. ALL BEARINGS CONTAINED HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, NAD 83, NORTH CENTRAL ZONE (NAD83). BOUNDARY POINT COPIES OBSERVATION AND DERIVED FROM AN GNSS-TO-GROUND SURVEY COMPLETED ON DECEMBER 7, 2021.
2. ALL MONUMENTS SHOWN AS FOUND HEREON WERE CONTROLLING MONUMENTS USED IN THE FINAL BOUNDARY RESOLUTION AS SHOWN.
3. THIS SURVEY MAY OR MAY NOT COMPLY WITH CITY AND/OR COUNTY PLATING REGULATIONS.

SURVEYOR'S CERTIFICATION

This is to certify that, under my personal supervision, a careful survey was made on the ground of the property shown herein. This survey was prepared without the benefit of a current GPS report. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. The plat herein is a careful representation of the subject property as determined by an on-the-ground survey, the facts and dimensions of said property being as indicated by the plat, the site, location and type of buildings and improvements being as shown, the improvements being within the boundary of said property, not from property lines the distance indicated and that the distance from the nearest intersecting street or road being as shown on said plat. EXCEPT AS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS OR ENCROUSIONS APPARENT ON THE GROUND.

JOE C. VAUGHN JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5928
JANUARY 12, 2021
FIRM REGISTRATION NO. 10129300

Table with 3 columns: LINE, BEARING, DISTANCE. Row 1: L1, S 87°16'16" E, 101.04'

LEGEND section listing symbols for PROPERTY LINE, EASEMENT LINE, ALIQUOT PROPERTY LINE, CHAIN LINK FENCE, WOOD FENCE, BUNDLED WIRE FENCE, POLE FENCE, QUERNEZ STAPLES, CAPPED IRON ROD SET MARKED "P.L.S. INC.", IRON ROD FOUND, ELECTRIC METER, WATER METER, and CONCRETE.

PLS PELLAK LAND SERVICES, INC. logo and contact information including address and phone number.



LAND TITLE SURVEY section containing a GRAPHIC SCALE IN FEET (0-200), a note to refer to bar scale, and drawing details: 21.744 ACRES, N. P. PIERCE SURVEY, A-957, PETER GASS SURVEY, A-459, GRAYSON COUNTY, TEXAS.

20211104/14:00:10 PL/STP/SURV/PLS 21744 ACRES.DWG, 11/17/2021 11:17:00 AM