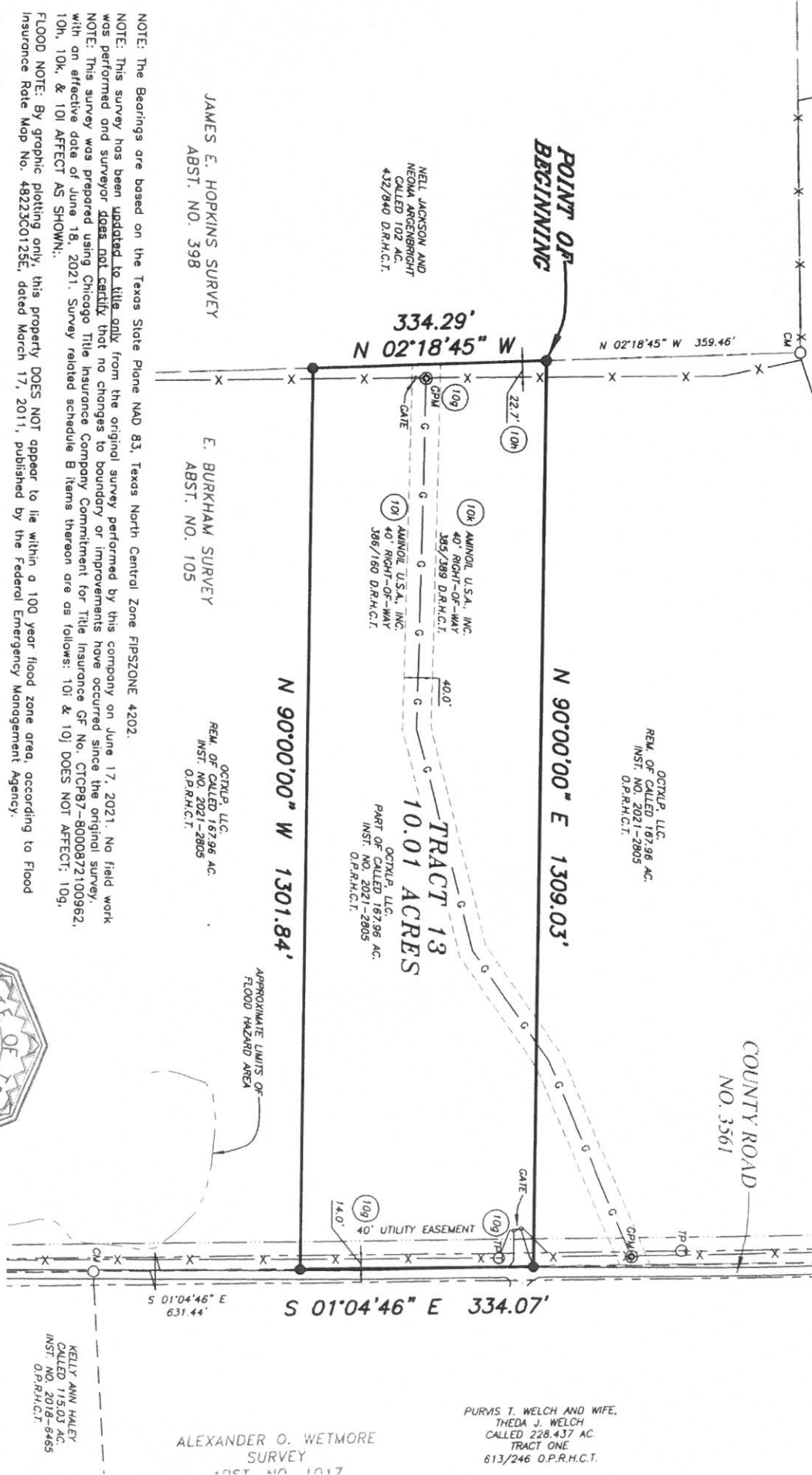


PLAT SHOWING A 10.01 ACRE TRACT SITUATED IN THE E. BURKHAM SURVEY, ABSTRACT NO. 105, HOPKINS COUNTY, TEXAS, AND BEING PART OF A CALLED 10 ACRE TRACT DESCRIBED IN A DEED TO OCTXP, LLC, AS RECORDED IN INSTRUMENT NO. 2021-2805, OFFICIAL PUBLIC RECORDS, HOPKINS COUNTY, TEXAS.



The undersigned does hereby certify that this plot represents an accurate survey made on the ground on June 17, 2021, and the boundaries as located are according to the recorded references shown. Except as shown, this property abuts a public roadway, and there are no visible conflicts, encroachments, or overlapping of improvements. This survey is being provided solely for the use of the current parties and that no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction.

Seller: QCTXLP, LLC

Buyer: Monica C. Reamy & Kenneth A. Reamy

Stephen A. Hudson
STEPHEN A. HUDSON R.P.L.S. NO.: 4896





TRACT 13 BOUNDARY DESCRIPTION

ALL that certain 10.01 acre lot, tract or parcel of land situated in the E. Burkham Survey, Abstract No. 105, Hopkins County, Texas, and being a part of a called 167.96 acre tract described in a deed from the Estate of Robert Newton Bland, III to OCTXLP, LLC as recorded in Instrument No. 2021-2805, Official Public Records, Hopkins County, Texas, (O.P.R.H.C.T.), said 10.01 acre tract being described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod and pink cap stamped "EST" set on a west line of said 167.96 acre tract and on the east line of a called 102 acre tract described in a deed to Nell Jackson and Neoma Argenbright as recorded in Volume 432, Page 840, Deed Records, Hopkins County, Texas, (D.R.H.C.T.), from which a 1/2" iron rod found at an ell corner of said 167.96 acre tract, and at the northeast corner of said 102 acre tract bears N 02°18'45" W a distance of 359.46 feet for reference;

THENCE N 90°00'00" E a distance of 1309.03 feet to a 1/2" iron rod and pink cap stamped "EST" set on the east line of said 167.96 acre tract, on the west line of a called 228.437 acre Tract One described in a deed to Purvis T. Welch and wife, Theda J. Welch as recorded in Volume 613, Page 246, O.P.R.H.C.T., and in the west edge of County Road No. 3561;

THENCE S 01°04'46" E along the east line of said 167.96 acre tract, the west line of said 228.437 acre Tract One, and generally along said county road a distance of 334.07 feet to a 1/2" iron rod and pink cap stamped "EST" set, from which a 1/2" iron rod and pink cap stamped "EST" found at an angle point on the east line of said 167.96 acre tract, at the southwest corner of said 228.437 acre Tract One, and at the northwest corner of a called 115.03 acre tract described in a deed to Kelly Ann Haley as recorded in Instrument No. 2018-6465, O.P.R.H.C.T., bears S 01°04'46" E a distance of 631.44 feet for reference;

THENCE N 90°00'00" W a distance of 1301.84 feet to a 1/2" iron rod and pink cap stamped "EST" set on a west line of said 167.96 acre tract and on an east line of said 102 acre tract;

THENCE N 02°18'45" W along a west line of said 167.96 acre tract and the east line of said 102 acre tract a distance of 334.29 feet to the POINT OF BEGINNING and containing 10.01 acres of land, more or less.

NOTE: The Bearings are based on the Texas State Plane NAD 83, Texas North Central Zone FIPSZONE 4202.

The undersigned does hereby certify that the attached plat represents an accurate survey made on the ground on June 25, 2021, and the boundaries as located are according to the recorded references shown. Except as shown, this property abuts a public roadway, and there are no visible conflicts, encroachments, or overlapping of improvements. This survey is being provided solely for the use of the current parties and that no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction.

Date: 08/23/2021

A handwritten signature in cursive script that reads "Stephen A. Hudson".

Stephen A. Hudson, RPLS No. 4896
Sheet 2 of 2 Job No. 21-00692

