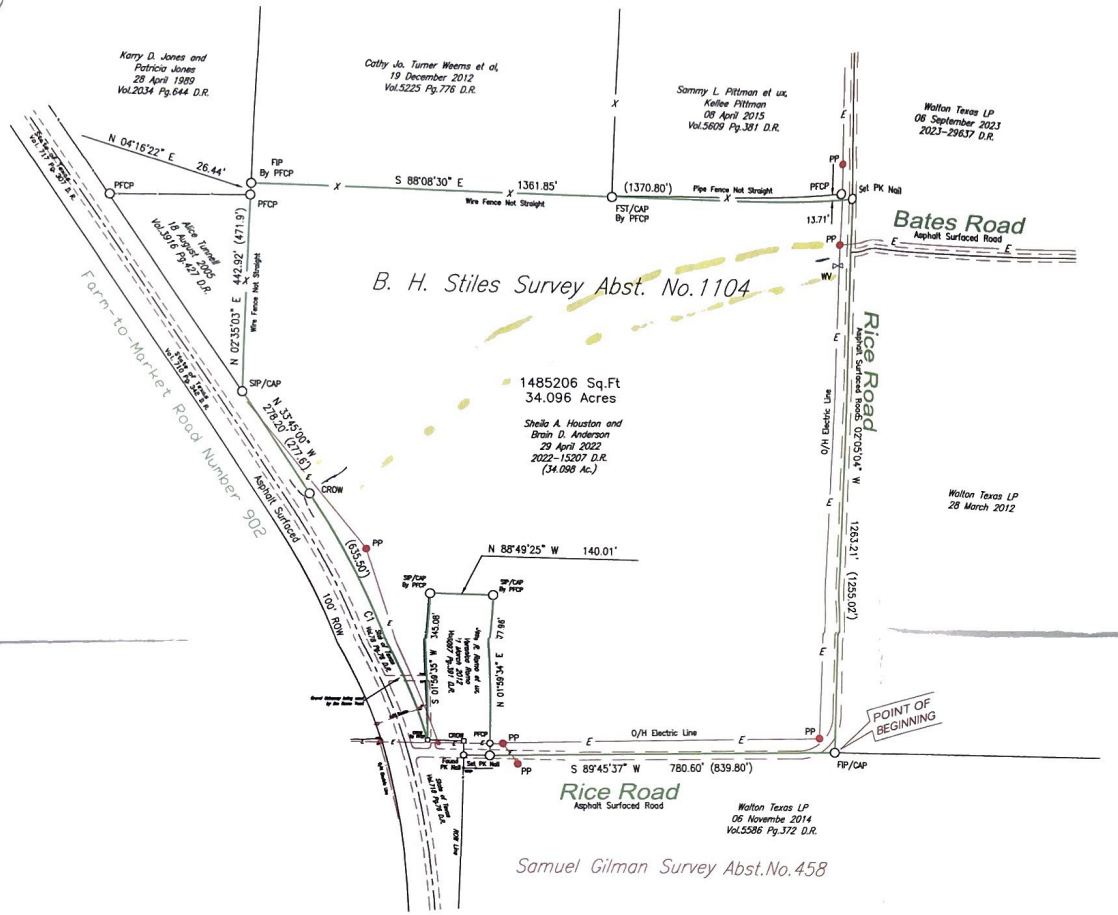
Sheila Anderson




| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 1960.16' | 634.13' | 631.37' | N 24°37'49" W | 18°32'09" |

* * Basis of Bearing * *

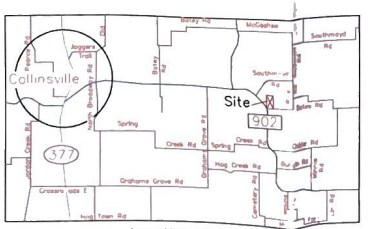
Course along the East ROW line of Farm Road 902

## LEGEND

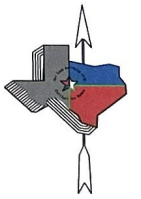
| | |
|---|---|
| LP | Light Pole |
| WV | Water Valve |
| MH | Man Hole |
| ICV | Irrigation Sistem |
| SSR | Set 3/4" Rod |
| FIP | Found Rebar |
| SIP | Set 1/2" Sq.Tubing |
| FST | Fd 1/2" Sq.Tubing |
| FSR | Fd Sq. Rod |
| ROW | Right-of-Way |
| -X- | Fence Line |
| ( ) | Deed Calls |
| -E- | Electric Line |
| -T- | Telephone Line |
| GM | Gas Meter |
| PP | Power Pole |
| WM | Water Meter |
| AC | Air Cond. |
| BL | Building Line |
| UGT | Underground phone |
| WFCP | Wood Fence Corner Post |
| PFCP | Pipe Fence Corner Post |
| UE | Utility Easement |
| BC | Back of Curb |
| FH | Fire Hydrant |
| | Concrete/Asphalt Surfaced |
| | Gravel Surfaced |
| | TREE |
| | Edge of Road |

Note:

1. There May be underground Pipe Lines on this property that are not visible (water lines, electric lines, oil lines, gas lines).
2. Adjoining tract data is for informational purposes only and does not represent a complete survey of those lands.
3. The Client or Client's representatives will have 45 days from the date the survey was issued to change any misspellings or any errors on the survey report, after this time has expired all parties involved must accept the survey as issued.
4. This Survey was prepared without the benefit of having a Title Policy.




Location Map



SCALE: 1"= 200'

0 200 400

* * PROPERTY DESCRIPTION * *

All that certain tract or parcel of land situated in the B.H. Stiles Survey, Abstract Number 1104, County of Grayson, State of Texas, said tract being all of a tract as described in Deed to Sheila A. Houston & Brian D Anderson, filed 29 April 2022, Instrument Number 15207 of the Deed Records of the County of Grayson, State of Texas, and being more fully described as follows:

Beginning for the southeast corner of the tract being described herein at a found ½ inch Steel Rebar with a cap, said rebar being the southeast corner of said Houston tract, and on the north line of a tract as described in Deed to Walton Texas LP, filed 06 November 2014, and Recorded in Volume 5586 Page 372 of said Deed Records, said rebar also being at a turn in Rice Road (asphalt Surfaced);

Thence South 89 degrees 45 minutes 37 seconds West, with the south line of said Houston tract, and in said Rice Road, a distance of 780 60 feet to a found PK Nail for a corner of this tract, and being the southeast corner of a tract as described in deed to Jesus R. Romo et ux, Veronica Romo, filed 21 March 2012, and Recorded in Volume 5097 Page 391 of said Deed Records;

Thence North 01 degrees 59 minutes 34 seconds East, with the east line of said Romo tract, a distance of 377 96 feet to a set ½ inch Steel Square Tubing by a pipe fence corner post for a corner of this tract, and being the northeast corner of said Romo tract;

Thence North 88 degrees 49 minutes 25 seconds West, with the north line of said Romo tract, a distance of 140 01 feet to a set ½ inch Steel Square Tubing by a pipe fence corner post for a corner of this tract, and being the northwest corner of said Romo tract;

Thence South 01 degrees 59 minutes 35 seconds West, with the west line of said Romo tract, a distance of 345 08 feet to a concrete Right-of-Way Marker by a pipe fence corner post for a corner of this tract, and being the southwest corner of said Romo tract, said Conc Marker also being on the east ROW line of Farm to Market Road 902, and being at the start of a curve to the left a Radius of 1960 16 feet and an arc length of 634 13 feet;

Thence With said Curve to the left a chord bearing of North 24 degrees 37 minutes 49 seconds West, and a chord Length of 631 37 feet to a concrete Right-of-Way Marker for a corner of this tract;

Thence North 33 degrees 45 minutes 00 seconds West, with the west line of said Houston tract and the east ROW line of said FM 902, a distance of 278 20 feet to a set ½ inch Steel Square Tubing for a corner of this tract, and being the southern most corner of a tract as described in deed to Alice Tunnell, filed 18 August 2005, and Recorded in Volume 3916 Page 427 of said Deed Records;

Thence North 02 degrees 35 minutes 03 seconds East, with the west line of said Houston tract and the east line of said Tunnell tract, a distance of 442 92 feet to a pipe fence corner post for a corner of this tract, and being the northeast corner of said Tunnell tract, also being the southeast corner of a tract as described in deed to Karry D Jones, and Patricia Jones, filed 28 April 1989, and Recorded in Volume 2034 Page 644 of said Deed Records;

Thence North 04 degrees 16 minutes 22 seconds East, with the west line of said Houston tract and the east line of said Jones tract, a distance of 26 44 feet to a found ½ inch Steel Rebar by a pipe fence corner post for the northwest corner of this tract, and the southwest corner of a tract as described in deed to Cathy Jo Weems et al, filed 19 December 2012, and Recorded in Volume 5225 Page 776 of said Deed Records;

Thence South 88 degrees 08 minutes 30 seconds East, with the north line of said Houston tract, and passing the southeast corner of said Weems tract, and the southwest corner of a tract as described in deed to Sammy L. Pittman et ux, Kellee Pittman, filed 08 April 2015, and Recorded in Volume 5609 Page 381 of said Deed Records and continuing on said course for a total distance of 1361 85 feet to a set PK Nail for the northwest corner of this tract, and being in said Rice Road,

Thence South 02 degrees 05 minutes 04 seconds West, with the east line of said Houston tract, and in said Rice Road, a distance of 1263 21 feet to the POINT OF BEGINNING and containing 34 096 acres of land.

The undersigned does hereby state to Sheila Houston that a survey was made on the ground, dated 29 April 2025, on the property legally described hereon or in attached field notes and is correct, except as shown on the plat hereon, 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 hereon is a true, correct and accurate representation of the property described herein above.

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 person without an express restating by the surveyor naming said person, This survey was prepared for the transaction as dated hereon, this Plat or Map is the Property of Cox Land Surveying Corp , and IS NOT to be used in any other Transactions, and the COPY RIGHTS ARE RESERVED.

14 July 2025

State of Texas ★ Registered ★ Don K. Cox 4577 Professional Land Surveyor

Don K Cox

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

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 48181C effective date of 29 September 2010, and that map indicates that this property is Not within Zone "A" (special flood hazard area) as shown on Panel Number 0375F of said map

This flood statement does not imply that the property and/or the 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.


COX LAND SURVEYING CO.
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Gainesville 940-612-LAND Denton 940-381-5070
McKinney 469-952-5070


State of Texas

34.096 Acres in the
B.T. Stiles Survey Abst.No.1104
County of Grayson
State of Texas

United States of America

Drawn by: MJC
Check by: DKC

Job No. 25-16162
Firm # 10005500

Date: 15 July 2025


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