

Being all that certain lot, tract or parcel of land situated in the William K. Revier by Patent No. 232, Volume 14, in Hunt County, Texas, being the same land described in deed to Harry K. Myers & Company, Pension Trust, recorded in Volume 832, Page 611, Deed Records, Hunt County, Texas (D.R.H.C.T.) and being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod found for corner in the East line of Gaillard Wood, at the Northwest corner of a tract of land described in deed to Cameron Berry, recorded in Instrument No. 2015-15270 (D.R.H.C.T.) and at the Southwest corner of said Harry K. Myers & Company, Pension Trust tract, said point being in a curve to the left, having a central angle of 144 degrees 04 minutes 30 seconds, a radius of 50.00 feet and a chord bearing and distance of North 24 degrees 07 minutes 07 seconds East, 95.13 feet;

THENCE in a Northerly direction, with the said curve to the left, an arc distance of 125.73 feet to a point for corner in the said East line of Gaillard Wood, at the Southeast corner of a tract of land described in deed to Ravenous Sangu, LLC., recorded in Instrument No. 2022-05094 (D.R.H.C.T.), from which a 5/8 inch iron rod found for reference bears South 71 degrees 59 minutes 05 seconds West, a distance of 0.91 feet;

THENCE North 23 degrees 48 minutes 22 seconds East, a distance of 496.79 feet to a 5/8 inch iron rod found for corner in the South line of a tract of land described in deed to Jack Diangson, recorded in Instrument No. 2021-22786 (D.R.H.C.T.), at the Northeast corner of said Ravenous Sangu, LLC tract;

THENCE North 88 degrees 20 minutes 52 seconds East, a distance of 195.10 feet to a 1/2 inch iron rod found for corner in the South line of a tract of land described in deed to Daniel Cooper, recorded in Volume 1138, Page 236 (D.R.H.C.T.), at the Northwest corner of a tract of land described in deed to Thomas Keiley Booker, recorded in Instrument No. 2016-10694 (D.R.H.C.T.);

THENCE South 00 degrees 57 minutes 16 seconds East, a distance of 752.47 feet to a 1/2 inch iron rod found for corner in the West line of a tract of land described in deed to Thomas Keiley Booker, recorded in Volume 871, Page 462 (D.R.H.C.T.), at the Northeast corner of said Berry tract;

THENCE North 65 degrees 19 minutes 08 seconds West, a distance of 491.88 feet to the PLACE OF BEGINNING and containing 216,419 square feet or 4.97 acres of land.

PROPERTY SUBJECT TO EASEMENTS & RESTRICTIONS Volume 573, Page 316.

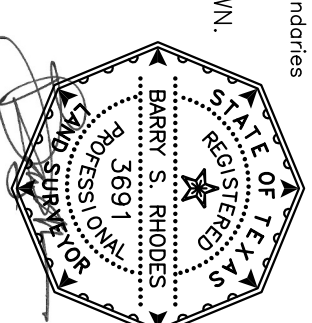
ACCEPTED BY: _____

BURNS SURVEYING



BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090
 This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 10530 GAILLARD WOOD in HUNT COUNTY, Texas.
 The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated.
 THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 60'
 Date: 06/27/2022
 G. F. No.: 22141357-30E1
 Job no.: 202207162
 Drawn by: CMR
 1529 E I-30, STE. 103
 GARLAND, TEXAS 75043
 FIRM REGISTRATION NO. 10194366



BEARINGS ARE BASED ON NAD 83 DATUM, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE

TITLE AND ABSTRACTING WORK FURNISHED BY _____ ALLEGIANCE TITLE

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR ALLEGIANCE TITLE
 USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.