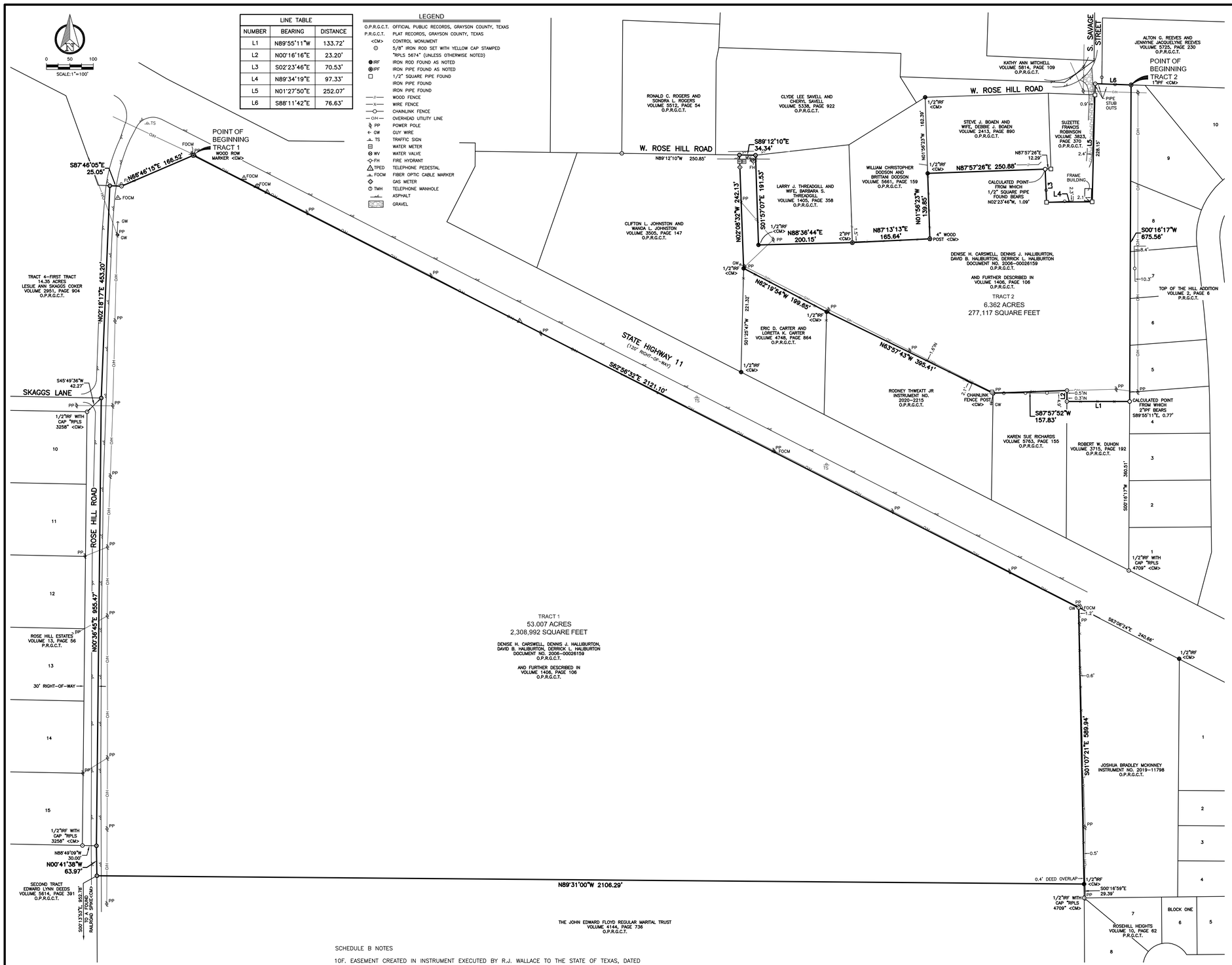
LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N89°55'11"W	133.72'
L2	N00°16'16"E	23.20'
L3	S02°23'46"E	70.53'
L4	N89°34'19"E	97.33'
L5	N01°27'50"E	252.07'
L6	S88°11'42"E	76.63'

LEGEND

O.P.R.G.C.T. OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS
P.R.G.C.T. PLAT RECORDS, GRAYSON COUNTY, TEXAS
<CM> CONTROL MONUMENT
5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 5674" (UNLESS OTHERWISE NOTED)
IRF IRON ROD FOUND AS NOTED
IPF IRON PIPE FOUND AS NOTED
1/2" SQUARE PIPE FOUND
IRON PIPE FOUND
IRON PIPE FOUND
WOOD FENCE
WIRE FENCE
CHAINLINK FENCE
OVERHEAD UTILITY LINE
PP POWER POLE
GW GUY WIRE
TS TRAFFIC SIGN
WM WATER METER
WV WATER VALVE
FH FIRE HYDRANT
TPED TELEPHONE PEDESTAL
FOCM FIBER OPTIC CABLE MARKER
GAS METER
TMH TELEPHONE MANHOLE
ASPHALT
GRAVEL



LEGAL DESCRIPTION

TRACT 1

BEING A TRACT OF LAND LOCATED IN THE GRANGER McDANIEL SURVEY, ABSTRACT NO. 768, WHITEWRIGHT, GRAYSON COUNTY, TEXAS AND BEING A PART OF A TRACT OF LAND DESCRIBED AS TRACT #3 IN AN AFFIDAVIT OF HEIRSHIP, RECORDED IN DOCUMENT NO. 2006-00026159, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS (O.P.R.G.C.T.) AND FURTHER DESCRIBED IN A DEED TO JOE MORRIS WALLACE AND DORRIS ANN WALLACE HALIBURTON, RECORDED IN VOLUME 1406, PAGE 106, O.P.R.G.C.T. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A WOOD ROW MARKER FOUND IN THE SOUTHWEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 11, A 120-FOOT RIGHT-OF-WAY, AT THE INTERSECTION WITH ROSE HILL ROAD, SAID POINT BEING THE MOST NORTHERLY NORTHWEST CORNER OF THIS TRACT;

THENCE SOUTH 62°56'32" EAST, ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 2,121.10 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 01°07'21" EAST, A DISTANCE OF 589.94 FEET TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID TRACT #3, SAME BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED AS FIRST TRACT IN SAID WALLACE DEED AND THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO THE JOHN EDWARD FLOYD REGULAR MARITAL TRUST, RECORDED IN VOLUME 4144, PAGE 736, O.P.R.G.C.T., FROM WHICH A 1/2-INCH IRON ROD WITH A CAP STAMPED "RPLS 4709" FOUND AT THE NORTHWEST CORNER OF ROSEHILL HEIGHTS, AN ADDITION TO THE CITY OF WHITEWRIGHT, GRAYSON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10, PAGE 62, PLAT RECORDS, GRAYSON COUNTY, TEXAS (P.R.G.C.T.) BEARS SOUTH 00°16'59" EAST, A DISTANCE OF 29.39 FEET ;

THENCE NORTH 89°31'00" WEST, ALONG THE COMMON LINE OF SAID FIRST TRACT AND SAID MARITAL TRUST TRACT, A DISTANCE OF 2,106.29 FEET TO A MAG NAIL SET IN ROSE HILL ROAD AT THE WEST COMMON CORNER OF SAID FIRST TRACT AND SAID MARITAL TRUST TRACT;

THENCE NORTH 00°41'38" WEST, LEAVING SAID COMMON LINE AND ALONG SAID ROSE HILL ROAD, A DISTANCE OF 63.97 FEET TO A MAG NAIL SET AT THE SOUTHEAST CORNER OF ROSE HILL ESTATES, AN ADDITION TO THE CITY OF WHITEWRIGHT, GRAYSON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13, PAGE 56, P.R.G.C.T., FROM WHICH A 1/2-INCH IRON ROD WITH A CAP STAMPED "RPLS 3258" FOUND AT THE SOUTHEAST CORNER OF LOT 15 OF SAID ROSE HILL ESTATES BEARS NORTH 88°49'09" WEST, A DISTANCE OF 30.00 FEET;

THENCE NORTH 00°36'45" EAST, CONTINUING ALONG SAID ROSE HILL ROAD AND ALONG THE EAST LINE OF SAID ADDITION, A DISTANCE OF 955.47 FEET TO A MAG NAIL SET FOR CORNER, FROM WHICH A 1/2-INCH IRON ROD WITH A CAP STAMPED "RPLS 3258" FOUND AT THE NORTHEAST CORNER OF LOT 10 OF SAID ROSE HILL ESTATES BEARS SOUTH 45°49'36" WEST, A DISTANCE OF 42.27 FEET;

THENCE NORTH 02°18'17" EAST, CONTINUING ALONG SAID ROSE HILL ROAD, A DISTANCE OF 453.20 FEET TO A MAG NAIL SET FOR CORNER IN SAID SOUTHWEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 11;

THENCE SOUTH 87°46'05" EAST, ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 25.05 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE NORTH 66°46'15" EAST, CONTINUING ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 166.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,308,992 SQUARE FEET OR 53.007 ACRES OF LAND, MORE OR LESS.

TRACT 2

BEING A TRACT OF LAND LOCATED IN THE McDANIEL GRANGER SURVEY, ABSTRACT NO. 768, WHITEWRIGHT, GRAYSON COUNTY, TEXAS AND BEING A PART OF A TRACT OF LAND DESCRIBED AS TRACT #2 IN AN AFFIDAVIT OF HEIRSHIP, RECORDED IN DOCUMENT NO. 2006-00026159, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS (O.P.R.G.C.T.) AND FURTHER DESCRIBED IN A DEED TO JOE MORRIS WALLACE AND DORRIS ANN WALLACE HALIBURTON, RECORDED IN VOLUME 1406, PAGE 106, O.P.R.G.C.T. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1-INCH IRON PIPE FOUND IN THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO ALTON G. REEVES AND JENNYNE JACQUELINE REEVES, RECORDED IN VOLUME 5725, PAGE 230, O.P.R.G.C.T. AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED AS FOURTH TRACT IN SAID WALLACE DEED, SAME BEING THE NORTHWEST CORNER OF TOP OF THE HILL ADDITION, AN ADDITION TO THE CITY OF WHITEWRIGHT, GRAYSON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 6, PLAT RECORDS, GRAYSON COUNTY, TEXAS;

THENCE SOUTH 00°16'17" WEST, ALONG THE COMMON LINE OF SAID FOURTH TRACT AND SAID ADDITION, A DISTANCE OF 675.56 FEET TO A POINT FOR CORNER, FROM WHICH A 2-INCH IRON PIPE FOUND AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO ROBERT W. DUHON, RECORDED IN VOLUME 3715, PAGE 192, O.P.R.G.C.T. BEARS SOUTH 89°55'11" EAST, A DISTANCE OF 0.77 FEET AND FROM WHICH A 1/2-INCH IRON ROD WITH A CAP STAMPED "RPLS 4709" FOUND AT THE SOUTH COMMON CORNER OF SAID ADDITION AND SAID DUHON TRACT BEARS SOUTH 00°16'17" WEST, A DISTANCE OF 360.51 FEET;

THENCE NORTH 89°55'11" WEST, LEAVING THE WEST LINE OF SAID ADDITION AND ALONG THE NORTH LINE OF SAID DUHON TRACT, A DISTANCE OF 133.72 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET IN THE EAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO KAREN SUE RICHARDS, RECORDED IN VOLUME 5763, PAGE 155, O.P.R.G.C.T. AT THE NORTHWEST CORNER OF SAID DUHON TRACT;

THENCE NORTH 00°16'16" EAST, ALONG THE EAST LINE OF SAID RICHARDS TRACT, A DISTANCE OF 23.20 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET AT THE NORTHEAST CORNER OF SAID RICHARDS TRACT;

THENCE SOUTH 87°57'52" WEST, ALONG THE NORTH LINE OF SAID RICHARDS TRACT, A DISTANCE OF 157.83 FEET TO A CHAINLINK FENCE POST FOUND AT THE NORTH COMMON CORNER OF SAID RICHARDS TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO RODNEY THWEATT JR, RECORDED IN INSTRUMENT NO. 2020-2215, O.P.R.G.C.T.;

THENCE NORTH 63°57'43" WEST, ALONG THE NORTH LINE OF SAID THWEATT TRACT, A DISTANCE OF 395.41 FEET TO A 1/2-INCH IRON ROD FOUND AT THE NORTH COMMON CORNER OF SAID THWEATT TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO ERIC D. CARTER AND LORETTA K. CARTER, RECORDED IN VOLUME 4748, PAGE 864, O.P.R.G.C.T.;

THENCE NORTH 62°19'54" WEST, ALONG THE NORTH LINE OF SAID CARTER TRACT, A DISTANCE OF 199.65 FEET TO A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID CARTER TRACT AND AN ANGLE POINT IN THE EAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO CLIFTON L. JOHNSTON AND WANDA L. JOHNSTON, RECORDED IN VOLUME 3505, PAGE 147, O.P.R.G.C.T.;

THENCE NORTH 02°08'32" WEST, ALONG THE EAST LINE OF SAID JOHNSTON TRACT, A DISTANCE OF 242.13 FEET TO A MAG NAIL SET IN W. ROSE HILL ROAD AND THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO CLYDE LEE SAVELL AND CHERYL SAVELL, RECORDED IN VOLUME 5338, PAGE 922, O.P.R.G.C.T. AT THE NORTHEAST CORNER OF SAID JOHNSTON TRACT, FROM WHICH A PK NAIL FOUND IN SAID W. ROSE HILL ROAD AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO RONALD C ROGERS AND SONDRA L. ROGERS, RECORDED IN VOLUME 5512, PAGE 54, O.P.R.G.C.T. BEARS NORTH 89°12'10" WEST, A DISTANCE OF 250.85 FEET;

THENCE SOUTH 89°12'10" EAST, ALONG THE SOUTH LINE OF SAID SAVELL TRACT, A DISTANCE OF 34.34 FEET TO A MAG NAIL SET IN SAID W. ROSE HILL ROAD AT THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO LARRY J. THREADGILL AND WIFE, BARBARA S. THREADGILL, RECORDED IN VOLUME 1405, PAGE 358, O.P.R.G.C.T.;

THENCE SOUTH 01°57'07" EAST, LEAVING SAID SOUTH LINE AND SAID W. ROSE HILL ROAD AND ALONG THE WEST LINE OF SAID THREADGILL TRACT, A DISTANCE OF 191.53 FEET TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID THREADGILL TRACT;

THENCE NORTH 88°36'44" EAST, ALONG THE SOUTH LINE OF SAID THREADGILL TRACT, A DISTANCE OF 200.15 FEET TO A 2-INCH IRON PIPE FOUND AT THE SOUTH COMMON CORNER OF SAID THREADGILL TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO WILLIAM CHRISTOPHER DODSON AND BRITTANI DODSON, RECORDED IN VOLUME 5661, PAGE 159, O.P.R.G.C.T.;

THENCE NORTH 87°13'13" EAST, ALONG THE SOUTH LINE OF SAID DODSON TRACT, A DISTANCE OF 165.64 FEET TO A 4' WOOD POST FOUND AT THE SOUTHEAST CORNER OF SAID DODSON TRACT;

THENCE NORTH 01°56'23" WEST, ALONG THE EAST LINE OF SAID DODSON TRACT, A DISTANCE OF 139.85 FEET TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO STEVE J. BOAEN AND WIFE, DEBBIE J. BOAEN, RECORDED IN VOLUME 2413, PAGE 890, O.P.R.G.C.T., FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE NORTH COMMON CORNER OF SAID DODSON TRACT AND SAID BOAEN TRACT BEARS NORTH 01°56'23" WEST, A DISTANCE OF 162.39 FEET;

THENCE NORTH 87°57'26" EAST, ALONG THE SOUTH LINE OF SAID BOAEN TRACT, A DISTANCE OF 250.88 FEET TO A POINT FOR CORNER IN THE WEST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO SUZETTE FRANCIS ROBINSON, RECORDED IN VOLUME 3823, PAGE 370, O.P.R.G.C.T., FROM WHICH A 1/2-INCH SQUARE PIPE FOUND AT THE MOST SOUTHERLY NORTHWEST CORNER OF SAID ROBINSON TRACT BEARS NORTH 02°23'46" WEST, A DISTANCE OF 1.09 FEET AND ANOTHER 1/2-INCH SQUARE PIPE FOUND AT THE SOUTHEAST CORNER OF SAID BOAEN TRACT AND A WESTERLY ELL CORNER OF SAID ROBINSON TRACT BEARS NORTH 87°57'26" EAST, A DISTANCE OF 12.29 FEET;

THENCE SOUTH 02°23'46" EAST, ALONG THE WEST LINE OF SAID ROBINSON TRACT, A DISTANCE OF 70.53 FEET TO A 1/2-INCH SQUARE IRON PIPE FOUND AT THE SOUTHWEST CORNER OF SAID ROBINSON TRACT;

THENCE NORTH 89°34'19" EAST, ALONG THE SOUTH LINE OF SAID ROBINSON TRACT, A DISTANCE OF 97.33 FEET TO A 1/2-INCH SQUARE IRON PIPE FOUND AT THE SOUTHEAST CORNER OF SAID ROBINSON TRACT;

THENCE NORTH 01°27'50" EAST, ALONG THE EAST LINE OF SAID ROBINSON TRACT, PASSING AT A DISTANCE OF 288.15 FEET A 1/2-INCH SQUARE IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID ROBINSON TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 252.07 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

THENCE SOUTH 88°11'42" EAST, A DISTANCE OF 76.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 277,117 SQUARE FEET OR 6.362 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATE

TO 121 NORTH REAL INVESTMENTS LLC, FIRST NATIONAL TITLE INSURANCE COMPANY:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AS PER THE FIELD NOTES SHOWN HEREON AND IS TRUE, CORRECT, AND ACCURATE AS TO THE BOUNDARIES AND AREAS OF THE SUBJECT PROPERTY AND THE SIZE, LOCATION, AND TYPE OF BUILDINGS AND IMPROVEMENTS THEREON, IF ANY, AND CORRECTLY SHOWS THE LOCATION OF VISIBLE EASEMENTS AND RIGHTS-OF-WAY OF WHICH I HAVE BEEN ADVISED AFFECTING THE SUBJECT PROPERTY.

EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO VISIBLE ENCROACHMENTS UPON THE SUBJECT PROPERTY BY IMPROVEMENTS ON ADJACENT PROPERTY, THERE ARE NO VISIBLE ENCROACHMENTS ON ADJACENT PROPERTY, STREETS, OR ALLEYS BY ANY IMPROVEMENTS ON THE SUBJECT PROPERTY, AND THERE ARE NO VISIBLE CONFLICTS OR DISCREPANCIES.

SEAN SHROPSHIRE
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5674

SURVEYED ON THE GROUND: JANUARY THROUGH FEBRUARY, 2022

STATE OF TEXAS REGISTERED SEAN SHROPSHIRE 5674 PROFESSIONAL LAND SURVEYOR

TRACT 1~53.007 ACRES
TRACT 2~6.362 ACRES
LAND TITLE SURVEY
WHITEWRIGHT, GRAYSON COUNTY, TEXAS

NOTES

1. BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE (4202) AS DERIVED FROM GPS OBSERVATIONS.

2. THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON COMMUNITY PANEL NO. 48181C0450F, DATED SEPTEMBER 9, 2010 FOR GRAYSON COUNTY, TEXAS AND INCORPORATED AREAS.

3. SURVEYOR ADDRESSED ONLY THOSE ITEMS LISTED IN FIRST NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE, FILE NO. 21-640619-HS, EFFECTIVE DATE FEBRUARY 13, 2022, ISSUED FEBRUARY 16, 2022. NO EASEMENT RESEARCH WAS PERFORMED BY SURVEYOR.

SCHEDULE B NOTES

10F. EASEMENT CREATED IN INSTRUMENT EXECUTED BY R.J. WALLACE TO THE STATE OF TEXAS, DATED MARCH 15, 1930, FILED MARCH 17, 1930, RECORDED IN VOLUME 347, PAGE 574, DEED RECORDS, GRAYSON COUNTY, TEXAS. (DOES NOT AFFECT TRACT 1 OR TRACT 2)

10G. EASEMENT CREATED IN INSTRUMENT EXECUTED BY INA HOIT WALLACE AND JOE MORRIS WALLACE TO THE STATE OF TEXAS, DATED FEBRUARY 3, 1956, FILED FEBRUARY 21, 1956, RECORDED IN VOLUME 830, PAGE 168, DEED RECORDS, GRAYSON COUNTY, TEXAS. (DOES NOT AFFECT TRACT 1 OR TRACT 2. PARCEL CONTAINED WITHIN THE EXISTING RIGHT-OF-WAY OF S.H. 11)

10H. EASEMENT CREATED IN INSTRUMENT EXECUTED BY INA HOIT WALLACE TO PAUL COOK AND VONA MAE COOK, DATED DECEMBER 16, 1968, FILED JANUARY 6, 1969, RECORDED IN VOLUME 1124, PAGE 26, DEED RECORDS, GRAYSON COUNTY, TEXAS. (SURVEYOR UNABLE TO LOCATE AS DESCRIBED)

10I. EASEMENT CREATED IN INSTRUMENT EXECUTED BY INA HOYT WALLACE, JOE W. WALLACE, DORIS ANN HALIBURTON, AND DON HALIBURTON TO COMMUNITY PUBLIC SERVICE COMPANY, DATED APRIL 28, 1969, FILED JUNE 6, 1969, RECORDED IN VOLUME 1136, PAGE 30, DEED RECORDS, GRAYSON COUNTY, TEXAS. (SURVEYOR UNABLE TO LOCATE AS DESCRIBED)

AXIS SURVEYING
P.O. BOX 575 | WAXAHACHIE, TEXAS 75168
214.903.8200 | TBPELS FIRM NO. 10194367
INFO@AXIS-SURVEY.COM

PROJECT	DATE	SCALE	REVIEWED	SHEET
210138	22/02/17	1"=100'	SS	1 / 2

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