

**** PROPERTY DESCRIPTION ****

All that certain tract or parcel of land situated in the William Ritchey Survey, Abstract Number 892, County of Cooke, State of Texas, said tract being part of a tract as described in Deed to James Blakley et ux, Cindy Blakley, filed 03 February 2020, and Recorded in Volume 2310 Page 406 and part of a tract as described in Deed to James Blakley et ux, Cindy Blakley, filed 16 December 2019, and Recorded in Volume 2301 Page 87 of the Deed Records of the County of Cooke, State of Texas, and being more fully described as follows:

Beginning for the Northwest corner of the tract being described herein at a set 1/2 inch Steel Square Tubing near a Pipe fence corner Post, said tubing being the northwest corner of said Blakley tract 2310/406, and on south Right-of-Way line of U.S. Highway Number 82 as described in Deed to State of Texas, filed 29 July 1930, and Recorded in Volume 195 Page 583 of said Deed Records;

Thence: North 81 degrees 01 minutes 06 seconds East, with the South ROW line of said Highway 82, a distance of 908.11 feet to a found 1/2 inch Steel Square Tubing for the northwest corner of a tract as described in Deed to Mike Davis et ux, Carolyn Davis, filed 27 January 2004, and Recorded in Volume 1293 Page 260 of the Deed Records of Cooke County;

Thence: South 09 degrees 25 minutes 41 seconds East, with the west line of said Davis tract, a distance of 229.88 feet to a Pipe fence corner Post for the southwest corner of said Davis tract;

Thence: North 80 degrees 40 minutes 14 seconds East, with the south line of said Davis tract, a distance of 150.58 feet to a found 1/2 inch Steel Square Tubing for a corner on the Cooke-Grayson County Line, and on the west line of a 17.980 acre tract as described in Deed to Salam Ventures LLC, filed 03 February 2021, and Recorded at 2021-3713 of the Grayson County Deed Records;

Thence: South 00 degrees 36 minutes 23 seconds West, with the County line and the west line of said 17.980 acre tract, a distance of 905.04 feet to a found 1/2 inch Steel Square Tubing for the southwest corner of said 17.980 acre tract, and on the north line of a 10 acre tract as described in Deed to Ana Patricia Quinoes Solis, filed 13 September 2020 and Recorded at 2020-24601 Grayson County;

Thence: South 89 degrees 09 minutes 49 seconds West, a distance of 170.06 feet to a found 1/2 inch Steel Square Tubing for the northwest corner of said Solis tract;

Thence: South 00 degrees 00 minutes 00 seconds West, a distance of 475.37 feet to a found 1/2 inch Steel Square Tubing for the southwest corner of said Solis tract, and on the north line of Lot 6 Block One of the Club Lake Road Estates, filed 13 July 2020 and Recorded at Cabinet B Slide 282 of the Plat Records Cooke County;

Thence: South 89 degrees 10 minutes 13 seconds West, with the north line of said Club Lake Road Estates, a distance of 982.49 feet to a found 1/2 inch Steel Square Tubing for the northwest corner of Lot 1 Block One;

Thence: South 05 degrees 16 minutes 32 seconds West, with the west line of said Lot 1, a distance of 302.86 feet to a found 1/2 inch Steel Square Tubing for the southwest corner of said Lot 1 and on the north ROW line of Cooke County Road Number 176;

Thence: South 89 degrees 09 minutes 49 seconds West, with the north ROW line of said CR 176, a distance of 60.34 feet to a found 1/2 inch Steel Square Tubing for a corner of this tract;

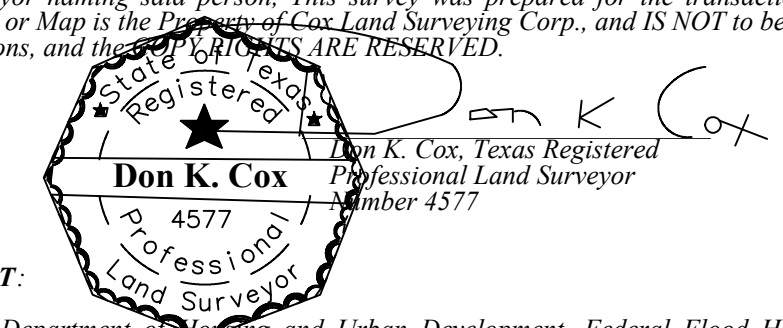
Thence: North 05 degrees 16 minutes 52 seconds East, with the west line of said Blakley tract, a distance of 1001.89 feet to a found 1/2 inch Steel Rebar for a corner of this tract;

Thence: North 05 degrees 32 minutes 17 seconds East, with the west line of said Blakley tract, a distance of 966.13 feet to the **POINT OF BEGINNING** and containing **38.245 acres** of land.

The undersigned does hereby state that a survey was made on the ground, dated 30 April 2021, 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 or 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 hereinabove.

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 PROPERTY RIGHTS ARE RESERVED.

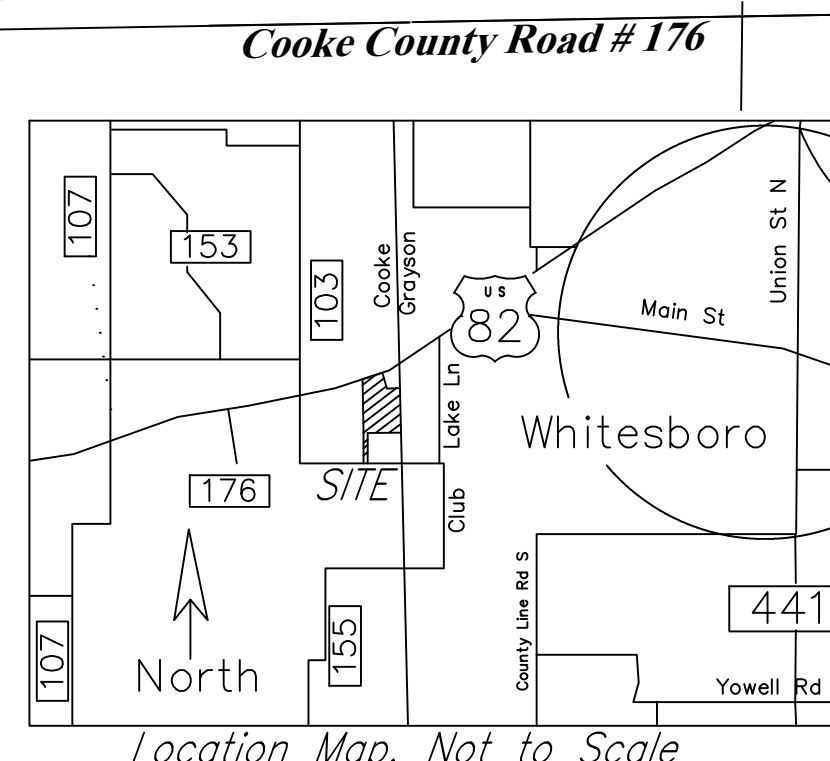
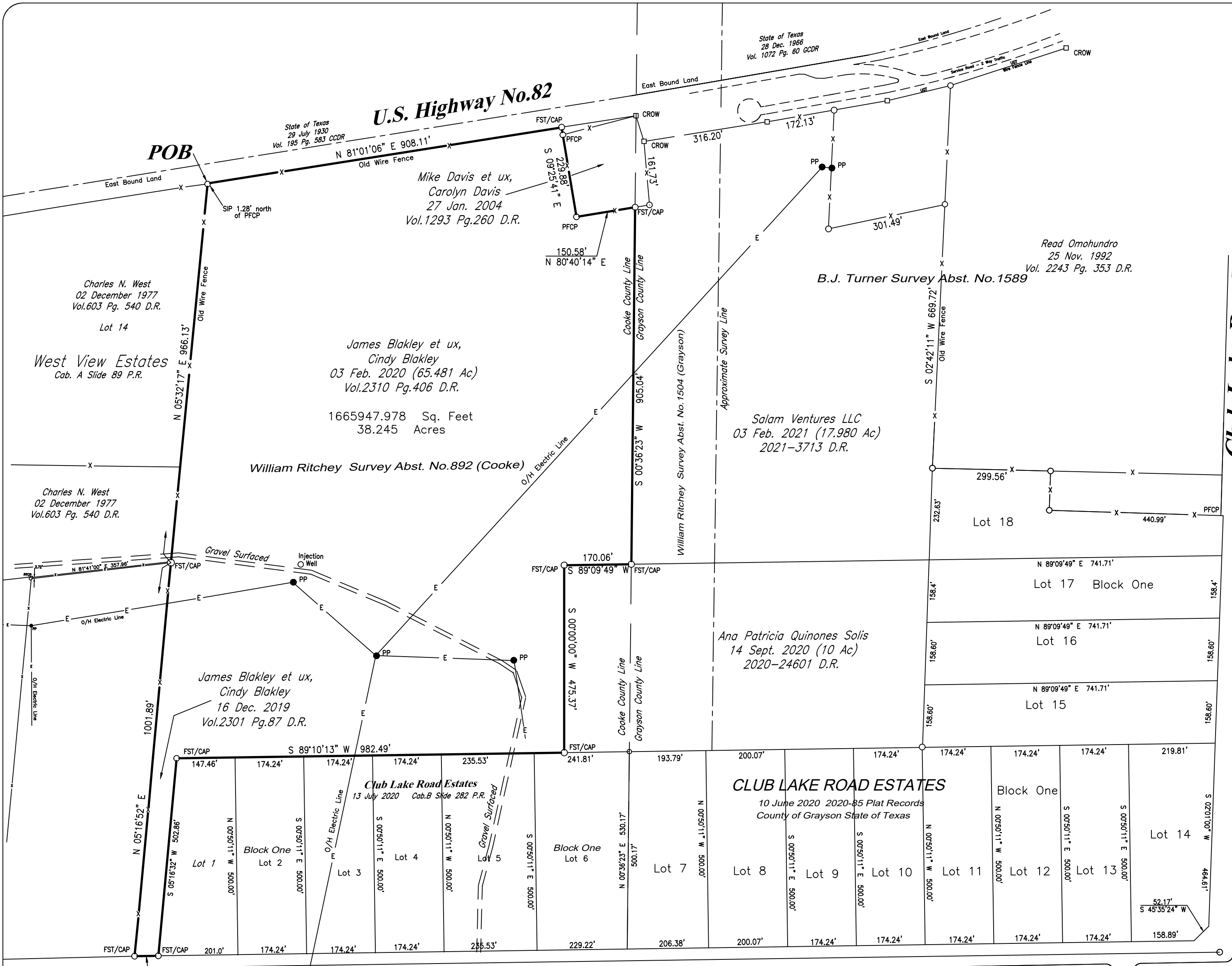
02 May 2021



FLOOD STATEMENT:

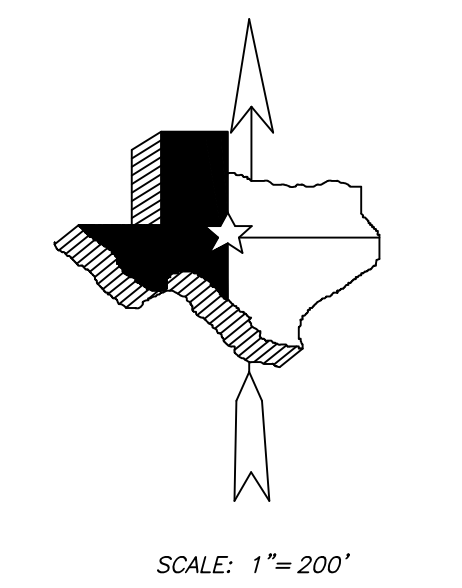
I have examined the Department of Planning and Urban Development, Federal Flood Hazard Boundary Map for the County of Cooke, State of Texas, community Panel Number 48097C effective date of 16 January 2008, and that map indicates that this property is **Not** within Zone "A" (special flood hazard area) as shown on Panel Number 0350C 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.



**** Basis of Bearing ****
Course along South ROW
U.S. Hwy. 82
Vol. 1072 Pg. 60 D.R.

- LEGEND**
- S3R = Set 3/4" Rod
 - FIP = Found Rebar
 - SIP = Set 1/2" Sq. Tubing
 - FST = Fd 1/2" Sq. Tubing
 - FSP = Fd 3/4" Sq. Rod
 - ROW = Right-of-Way
 - X = Fence Line
 - () = Deed Calls
 - E = Electric Line
 - T = Telephone Line
 - C = TV Cable
 - GM = Gas Meter
 - PP = Power Pole
 - WM = Water Meter
 - AC = Air Cond.
 - BL = Building Line
 - UGT = Undergd phone
 - FCP = Fence Corner Post
 - UE = Utility Easement
 - BC = Back of Curb



OWNER:
James Blakley et ux,
Cindy Blakley
16 Dec. 2019
Vol.2301 Pg.87 D.R.
03 Feb. 2020
Vol.2310 Pg.406 D.R.

W.J. Godwin
07 Feb. 1936
Vol.389 Pg. 362 D.R.

Jeannette M. Zelko
14 Sept. 2004
Vol.3730 Pg. 916 GCDR

W.J. Godwin
15 Sept. 1953
Vol.740 Pg. 114 D.R.



COX LAND SURVEYING CO.

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Gainesville 940-612-LAND Denton 940-381-5070 McKinney 469-952-5070

38.245 Acres in the
William Ritchey Survey Abst.No.892
County of Cooke
State of Texas

Drawn by: <u>DKC</u>	Job No. 21-13635	Date: <u>02 May 2021</u>
Check by: <u>DKC</u>	Firm # 10005500	