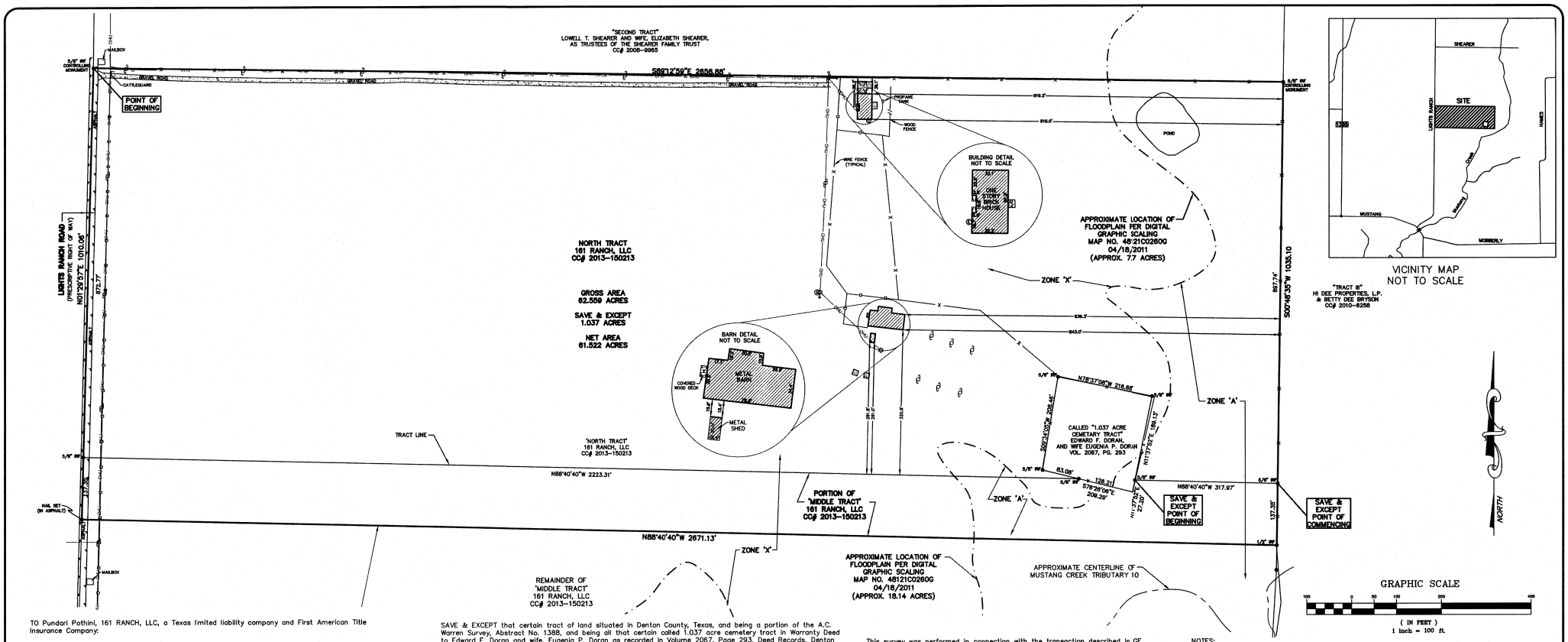

VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

TO Pundari Pothini, 161 RANCH, LLC, a Texas limited liability company and First American Title Insurance Company:

This is to certify that I have, this date, made an on the ground survey of the property located on 429 Lights Ranch Road in the City of Pilot Point, Texas, described as follows:

Being that certain tract of land situated in Denton County, Texas, and being a portion of the A.C. Warren Survey, Abstract No. 1388, and being all of the "North Tract" and a portion of the "Middle Tract" conveyed to 161 Ranch, LLC, recorded under County Clerk's file number 2013-150213, Official Public Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found in the center of Lights Ranch Road (a prescriptive right of way) for the Northwest corner of said "North tract", same being the Northwest corner of said Warren Survey, same being the Southwest corner of the "Second Tract" in Warranty Deed to Lowell T. Shearer and wife, Elizabeth Shearer, as Trustees of the Shearer Family Trust, as recorded under County Clerk's file number 2008-9965, said Official Records;

THENCE South 89 deg. 12 min. 59 sec. East, 2658.88 feet to a 5/8 inch iron rod found for the Northeast corner of said "North Tract", same being the Southeast corner of said Shearer tract, same being in the West line of that certain tract of land in Warranty Deed to Betty Dee Bryson & Hi Dee Properties, L.P. as recorded under County Clerk's file number 2010-6258, said Official Records;

THENCE South 00 deg. 48 min. 35 sec. West, passing at a distance of 897.74 feet a 5/8 inch iron rod found for the southeast corner of said "North Tract", same being the Northeast corner of aforesaid "Middle Tract", and continuing a total distance of 1035.10 feet for the Southeast corner of the herein described tract, same being in the West line of said Bryson & Hi Dee tract, same being the Northeast corner of that certain tract of land in Trustee's and Executors Special Warranty Deed to Lucile Doran McCormick, as recorded under County Clerk's file number 2011-28119, said Official Records;

THENCE North 88 deg. 40 min. 40 sec. West, 2671.13 feet to a nail set in asphalt for the southwest corner of the herein described tract, same being in the West line of said "Middle Tract", same being in the center of aforesaid Lights Ranch Road;

THENCE North 01 deg. 29 min. 57 sec. East, passing at a distance of 137.35 feet, a 5/8 inch iron rod found for the northwest corner of said "Middle Tract", same being the southwest corner of aforesaid "North Tract", and continuing a total distance of 1010.06 feet along the approximate centerline of said Lights Ranch Road to the POINT OF BEGINNING and containing 62.559 acres of land, more or less.

SAVE & EXCEPT that certain tract of land situated in Denton County, Texas, and being a portion of the A.C. Warren Survey, Abstract No. 1388, and being all that certain called 1.037 acre cemetery tract in Warranty Deed to Edward F. Doran and wife, Eugenia P. Doran as recorded in Volume 2067, Page 293, Deed Records, Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found for the southeast corner of the called "North Tract" conveyed to 161 Ranch, LLC, recorded under County Clerk's file number 2013-150213, Official Public Records, Denton County, Texas, same being the northeast corner of the called "Middle Tract" conveyed to said 161 Ranch, LLC, same being in the West line of that certain tract of land in Warranty Deed to Betty Dee Bryson & Hi Dee Properties, L.P. as recorded under County Clerk's file number 2010-6258, said Official Records;

THENCE North 88 deg. 40 min. 40 sec. West, along the common line of said "Middle Tract" and said "North Tract", a distance of 317.97 feet to a 5/8 inch iron rod found for an angle point, same being in the East line of a aforesaid cemetery tract, same being the POINT OF BEGINNING;

THENCE along the common line of said cemetery tract and said "Middle Tract" as follows:

South 11 deg. 37 min. 52 sec. West, 27.20 feet to a point for the South corner of the herein described tract;

North 76 deg. 26 min. 06 sec. West, passing at a distance of 126.21 feet, a 5/8 inch iron rod found in the north line of said "Middle Tract", same being in the south line of aforesaid "North Tract", and continuing along the common line of said cemetery tract and said "North Tract", a total distance of 209.29' feet to a 5/8 inch iron rod found for the West corner of the herein described tract;

THENCE along the common line of said cemetery tract and said "North Tract" as follows:

North 09 deg. 34 min. 05 sec. East, 208.46 feet to a 5/8 inch iron rod found for the North corner of the herein described tract;

South 78 deg. 37 min. 08 sec. East, 216.68 feet to a 5/8 inch iron rod found for the East corner of the herein described tract;

South 11 deg. 37 min. 52 sec. West, 189.13 feet to the POINT OF BEGINNING and containing 1.037 acres of land, more or less.

This survey was performed in connection with the transaction described in GF No. 1010-150439-RTT of First American Title Insurance Company, effective date of May 07, 2015 and issued on June 03, 2015, and all subsequent commitments for information regarding encumbrances on subject property and surveyor did not abstract property for easements and/or other restrictions. The legal description used for this survey describes the same land as the legal description in the title report.

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

The term "certify" or "certificate" as shown and used hereon indicates an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, either expressed or implied; and is exclusively to the parties involved in, and limited to the transaction (GF No. 1010-150439-RTT) closing at the title company indicated hereon.

FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Denton County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 04/18/2011 Community Panel No. 48121C0260G subject lot is located in Zones 'A' & 'X'.
If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or 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.

NOTES:

1. IRF – Iron Rod Found
2. Basis of Bearing – Based on the West line (North 01 deg. 29 min. 57 sec. East) of that certain tract of land in Trustee's and Executors Special Warranty Deed to Edward F. Doran, Jr. recorded under County Clerk's file number 2011-28118, Official Public Records, Denton County, Texas.

Notes Corresponding to Schedule B:

10e. Easement granted by L.R. McKinney, et ux, to Denton County Electric Cooperative, Inc., filed 02/06/1954, recorded in volume 403, Page 378, Real Property Records, Denton County, Texas. Does affect and is blanket in nature.

10f. Mineral estate and interesst in coal, lignite oil, gas and other minerals together with all rights, privileges and immunities thereto described in instrument filed 05/18/1972, recorded in volume 645, Page 720, Real Property Records, Denton County, Texas. Does affect and is blanket in nature

10f. Mineral estate and interest in coal, lignite oil, gas and other minerals together with all rights, privileges and immunitites thereto described in instrument filed 05/22/1978, recorded in volume 891, Page 390, Real Property Records, Denton county, Texas. Does affect and is blanket in nature.

The plat of survey hereon is a true, correct and accurate representation of the property as determined by on on the ground survey, subject to any and all easements, reservations and restrictions that may be of record, the lines and dimensions of said property being indicated by the plat. There are no visible encroachments, conflicts, or protrusions except as shown.

STATE OF TEXAS
TIMOTHY R. MANKIN
6122
REGISTERED PROFESSIONAL LAND SURVEYOR

Timothy R. Mankin
Registered Professional Land Surveyor No. 6122

LEGEND

GAS METER		FIRE HYDRANT		MONITORING WELL		SIGN	
IRR. CONTROL VALVE		WATER METER		TRAFFIC SIGNAL POLE		LIGHT POLE	
TELEPHONE PEDESTAL		FUEL PORT		TRAFFIC SIGNAL BOX	-X-	TYPICAL FENCE	
POWER POLE		WATER VALVE		SWB MANHOLE		CONCRETE	
DOWN GUY		TRANSFORMER PAD		GAS MANHOLE		BOLLARD	
S.S. MANHOLE		ELECTRIC METER		VAULT		COVERED AREA	
CLEAN OUT		STORM DRAIN MANHOLE		TREE		A/C PAD	

Errors: 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.

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BOUNDARY SURVEY

FANNIN TREE FARM

429 LIGHTS RANCH ROAD

PILOT POINT, TEXAS 76258

NO.	DATE	REVISION
1.		
2.		
3.		

JOB NO.:	13-0713
DATE:	06/08/2015
FIELD DATE:	05/22/2015
SCALE:	1" = 100'
FIELD:	J.D.H.
DRAWN:	J.B.W.
CHECKED:	T.R.M.

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