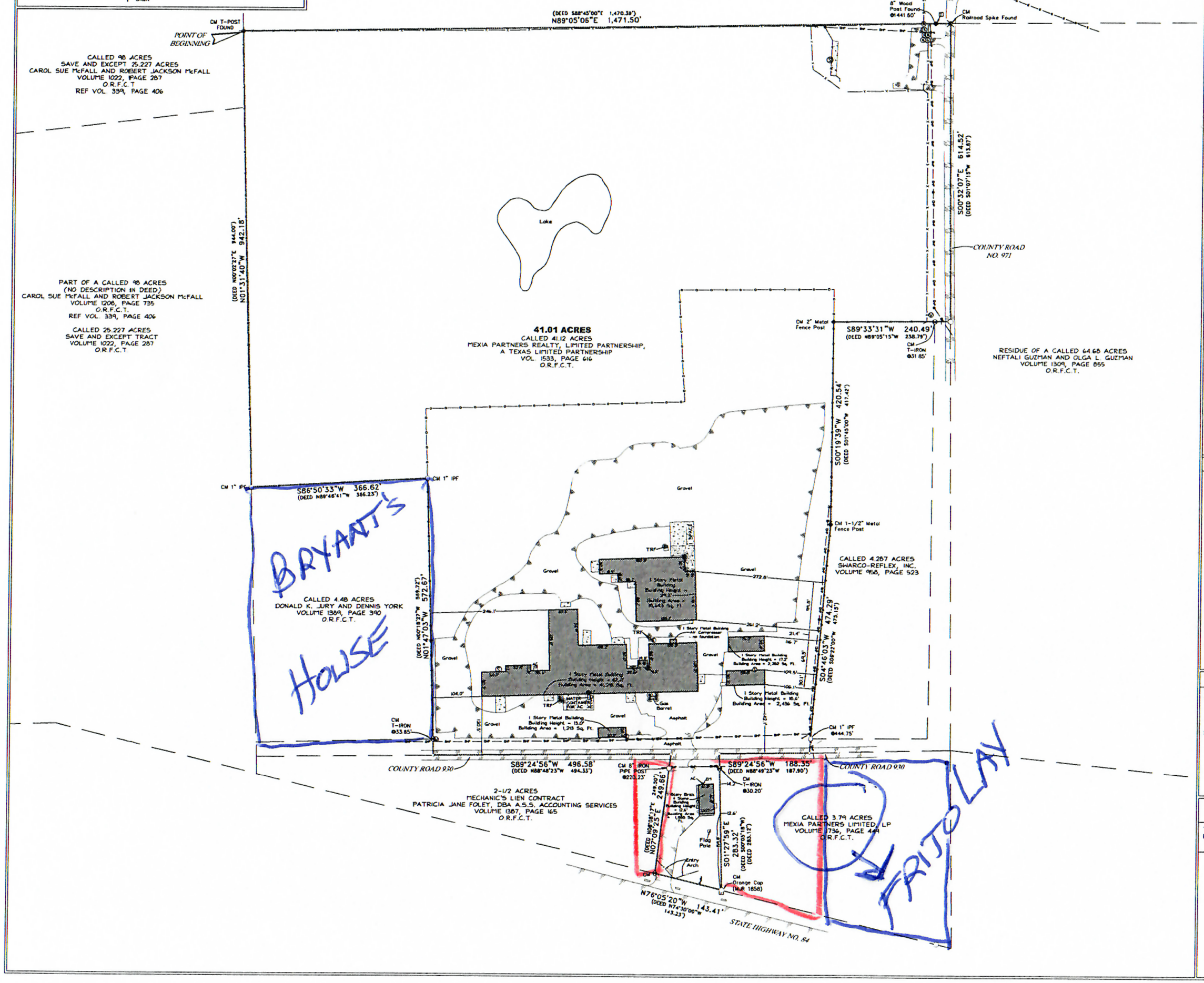
LEGEND

- CM CONTROLLING MONUMENT
- AC AIR CONDITIONING
- TRF TRANSFORMER PAD
- 1/2" IRON ROD FOUND
- RAILROAD SPIKE FOUND
- IRON PIPE FOUND, SIZE NOTED
- T-POST FOUND
- FENCE POST FOUND, SIZE AND TYPE NOTED
- T-IRON FOUND
- TELEPHONE PEDESTAL
- SANITARY SEWER MANHOLE
- WATER VALVE
- POWER POLE
- GAS VENT PIPE
- GAS PIPELINE MARKER
- GAS VALVE
- GUY WIRE
- BOLLARD
- ELECTRIC METER
- WATER METER
- SIGN
- COVERED PORCH OVERHANG
- CONCRETE
- BUILDING
- ASPHALT
- GRAVEL
- CHAINLINK_FENCE
- BARBWIRE_FENCE
- ELECTRIC_LINE
- PIPE_FENCE



LEGAL DESCRIPTION

Being a 41.01 acre lot, tract or parcel of land situated in the Mary R. Alston Survey, Abstract No. 39, Freestone County, Texas, and being all of that certain 41.12 acre tract of land conveyed from GPSI Realty, Inc, a Texas corporation and Mexia Partners Limited, L.P. to Mexia Partners Realty, Limited Partnership, a Texas limited partnership, by General Warranty Deed, as recorded in Volume 1533, Page 616, Official Records, Freestone County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a T-Post found at the Northwest corner of said 41.12 acre tract, the Southwest corner of a called 80 acre tract of land conveyed to Doyle M. Haney and Joe L. Haney, by deed as recorded in Volume 300, Page 382, Deed Records, Freestone County, Texas, and on the East line of a called 98 acre tract of land (save and except 25.227 acre tract) conveyed to Carol Sue McFall and Robert Jackson McFall, by deed as recorded in Volume 1022, Page 287, Official Records, Freestone County, Texas, (reference in Volume 339, Page 406);

THENCE North 89 degrees 05 minutes 06 seconds East, with the North line of said 41.12 acre tract and the South line of said 80 acre tract, passing at 1,441.60 feet an 8 inch wood post found for reference continuing in all a total distance of 1,471.50 feet to a Railroad spike found at the Northeast corner of said 41.12 acre tract, the Southeast corner of said 80 acre tract, the Northwest corner of the residue of a called 64.68 acre tract of land conveyed to Neftali Guzman and Olga L. Guzman, by deed as recorded in Volume 1309, Page 855, Official Records, Freestone County, Texas and on or near the centerline of County Road No. 971;

THENCE South 00 degrees 32 minutes 07 seconds East, with the Northerly East line of said 41.12 acre tract, the West line of said 64.68 acre tract and generally along the centerline of County Road No. 971, a distance of 614.52 feet to a point for corner at the Northerly Southeast corner of said 41.12 acre tract, from which a T-Iron found at the Northeast corner of a called 4.287 acre tract of land conveyed to Swarco-Reflex, Inc, by deed as recorded in Volume 958, Page 523, Deed Records, Freestone County, Texas, bears South 89 degrees 33 minutes 31 seconds West, a distance of 31.85 feet;

THENCE South 89 degrees 33 minutes 31 seconds West, with the Northerly South line of said 41.12 acre tract and partially with the North line of said 4.287 acre tract, a distance of 240.49 feet to a 2 inch metal fence post found at an ell corner of said 41.12 acre tract and the Northwest corner of said 4.287 acre tract;

THENCE with an East line of said 41.12 acre tract and the West line of said 4.287 acre tract the following courses:
South 00 degrees 19 minutes 39 seconds West, a distance of 420.54 feet to a 1-1/2 inch metal fence post found;
South 04 degrees 46 minutes 03 seconds West, passing at 444.75 feet a 1 inch iron pipe found at the Southeast corner of said 4.287 acre tract, continuing in all a total distance of 474.23 feet to a point for corner at a Southeast corner of said 41.12 acre tract, on the North line of a called 3.79 acre tract of land conveyed to Mexia Partners Limited, L.P. by deed as recorded in Volume 1736, Page 449, Official Records, Freestone County, Texas and on or near the centerline of County Road No. 930;

THENCE South 89 degrees 24 minutes 56 seconds West, with a South line of said 41.12 acre tract, the North line of said 3.79 acre tract and generally along the centerline of County Road No. 930, a distance of 188.35 feet to a point for corner at an ell corner of said 41.12 acre tract and the Northwest corner of said 3.79 acre tract, from which a T-Iron found bears South 01 degrees 27 minutes 59 seconds East, a distance of 30.20 feet;

THENCE South 01 degrees 27 minutes 59 seconds East, with the Southerly East line of said 41.12 acre tract and the West line of said 3.79 acre tract, a distance of 283.32 feet to a 1/2 inch iron rod orange cap stamped "MJR 1858" found at the Southerly Southeast corner of said 41.12 acre tract, the Southwest corner of said 3.79 acre tract and on the Northeast line of State Highway No. 84;

THENCE North 76 degrees 05 minutes 20 seconds West, with the Southwest line of said 41.12 acre tract and Northeast line of State Highway No. 84, a distance of 143.41 feet to a T-Iron found at the Southerly Southwest corner of said 41.12 acre tract and the Southeast corner of a called 2-1/2 acre tract of land conveyed to Patricia Jane Foley, DBA A.S.S. Accounting Services, by Mechanics Lien Contract, as recorded in Volume 1387, Page 165, Official Records, Freestone County, Texas;

THENCE North 07 degrees 09 minutes 25 seconds East, with the Southerly West line of said 41.12 acre tract and the East line of said 2-1/2 acre tract, passing at 280.23 feet an 8 inch iron pipe post found, continuing in all a total distance of 249.66 feet to a point for corner at an ell corner of said 41.12 acre tract, the Northeast corner of said 2-1/2 acre tract and on or near the centerline of County Road No. 930;

THENCE South 89 degrees 24 minutes 56 seconds West, with a South line of said 41.12 acre tract, the North line of said 2-1/2 acre tract and generally along the centerline of County Road No. 930, a distance of 496.58 feet to a point for corner at a Southwest corner of said 41.12 acre tract, from which a T-Iron found at the Southeast corner of a called 4.48 acre tract of land conveyed to Donald K. Jury and Dennis York, by deed as recorded in Volume 1389, Page 390, Official Records, Freestone County, Texas, bears North 01 degrees 47 minutes 03 seconds West, a distance of 33.85 feet;

THENCE North 01 degrees 47 minutes 03 seconds West, with a West line of said 41.12 acre tract and partially with the East line of said 4.48 acre tract, a distance of 572.67 feet to a 1 inch iron pipe found at an ell corner of said 41.12 acre tract and the Northeast corner of said 4.48 acre tract;

THENCE South 86 degrees 50 minutes 33 seconds West, with the Northerly South line of said 41.12 acre tract and the North line of said 4.48 acre tract, a distance of 366.62 feet to a 1 inch iron pipe found at the Northerly Southwest corner of said 41.12 acre tract, the Northwest corner of said 4.48 acre tract and on the East line of said 25.227 acre tract of land;

THENCE North 01 degrees 31 minutes 40 seconds West, with the Northerly West line of said 41.12 acre tract and the partially with the East line of said 25.227 acre tract and said 98 acre tract, a distance of 942.18 feet to the POINT OF BEGINNING and CONTAINING 41.01 acres of land.

SURVEYOR'S NOTES

1) Bearings are based on NAD83, Texas North Central Zone No. 4202, obtained by GPS observations.

2) The property described and depicted hereon is the same property as described in Chicago Title Insurance Company Commitment No. 19-4608, with an Effective date of November 22, 2019, and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.

3) The legal description, shown hereon, creates a mathematically closed figure.

4) There is no observed evidence of current earth moving work, building construction or building additions and is listed as follows and shown hereon, at the conclusion of field work.

5) There are no proposed changes in street right of way lines, according to the City of Mexia or Freestone County, Texas, to this surveyor's knowledge.

6) There is no observed evidence of recent street or sidewalk construction or repairs, at the conclusion of field work.

7) There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill except as noted below and shown hereon, at the conclusion of field work.

8) There is no observed evidence of the property being, or having been, used for cemetery, burial ground or grave site purposes, at the conclusion of field work.

9) All above ground evidence of utilities, drainage structures, structural support and ingress and egress for or from adjoining properties is shown hereon.

10) Total parking count for the site is 1 standard parking space, and no handicap striped parking spaces.

SCHEDULE B ITEMS

1. The following restrictive covenants of record itemized below:
There are no restrictive covenants listed.

10. g. Right of Way from H. C. Reed to Point Enterprise Water Supply Corp. dated January 3, 1983, recorded in Volume 642, Page 180, Official Records, Freestone County, Texas. (PROPERTY SUBJECT TO) (BLANKET)

10. h. Mineral Reservation as contained in Deed dated December 30, 1925, from Joe F. Felz to J. D. Stephens recorded in Volume 86, Page 103, Deed Records, Freestone County, Texas. Said mineral interest has not been researched since the date of said deed. (PROPERTY SUBJECT TO) (BLANKET)

10. i. Mineral Deed from Joe Felz to H. C. McKinney et ux, recorded in Volume 184, Page 498, Deed Records, Freestone County, Texas. Title to said mineral interest has not been researched since the date of said lease. (NOT SURVEY RELATED)

10. j. Mineral Deed from H. C. McKinney et ux to Waldo Edling, recorded in Volume 184, Page 501, Deed Records, Freestone County, Texas. Title to said mineral interest has not been researched since the date of said lease. (PROPERTY SUBJECT TO) (BLANKET)

10. k. Mineral Deed from H. C. McKinney et ux to Leon E. McKinney, recorded in Volume 184, Page 500, Deed Records, Freestone County, Texas. Title to said mineral interest has not been researched since the date of said lease. (PROPERTY SUBJECT TO) (BLANKET)

10. l. Mineral Reservation as contained in Deed dated June 18, 1945, from Andrew J. McKinney et ux to Duward W. Steward et ux recorded in Volume 200, Page 150, Deed Records, Freestone County, Texas. Said mineral interest has not been researched since the date of said deed. (PROPERTY SUBJECT TO) (BLANKET)

10. m. Right of Way from L. R. Tyus to State of Texas dated September 19, 1956, recorded in Volume 269, Page 302, Deed Records, Freestone County, Texas. (STATE HIGHWAY 84 RIGHT OF WAY)

10. n. Right of Way from H. C. Reed et ux to Point Enterprise Water Supply Corp. dated April 27, 1978, recorded in Volume 514, Page 850, Deed Records, Freestone County, Texas. (PROPERTY SUBJECT TO) (BLANKET)

10. o. Easement from County Line Venture Corp. to Enserch Corp. dated January 31, 1991, recorded in Volume 848, Page 349, Official Records, Freestone County, Texas. (PROPERTY SUBJECT TO) (NOT PLOTTABLE)

10. p. Right of Way from Mexia Partners Limited, LP to TXU Electric Delivery Company dated July 14, 2006, Recorded in Volume 1372, Page 462, Official Records, Freestone County, Texas. (PROPERTY SUBJECT TO) (NOT PLOTTABLE) (BLANKET FOR INGRESS AND EGRESS)

SURVEYOR'S CERTIFICATE

To Mexia Partners Realty Limited Partnership, a Texas limited partnership, Harrington National Bank, Center Rubber Products, Inc., Rattikin Title Company and Chicago Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 19, and 20 of Table A thereof. The field work was completed on February 21, 2020.

Date of Plat or Map: February 26, 2020

BY: Wayne Beets
WAYNE BEETS II
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6039

STATE OF TEXAS REGISTERED WAYNE BEETS II 6039 PROFESSIONAL LAND SURVEYOR

FLOOD STATEMENT

The property is shown as being located in a no digital data available area, by Flood Insurance Rate Map No. 48082200048, dated 9/01/2007

0 100 200 300

ALTA/NSPS LAND TITLE SURVEY

41.01 ACRES
MARY R. ALSTON SURVEY A-39
FREESTONE COUNTY, TEXAS

1428 COUNTY ROAD 930
MEXIA, TX

DATE: 2/27/2020
SCALE: 1" = 100'
JOB NO.: 2020-156
CLIENT: RATTIKIN TITLE
TECHNICIAN: TTB

BY-LINE SURVEYING LLC
P.O. Box 834
Huntsville, TX 77340
Ph: (903) 473-5156
Firm No. 10194233
www.bylinesurveying.com

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