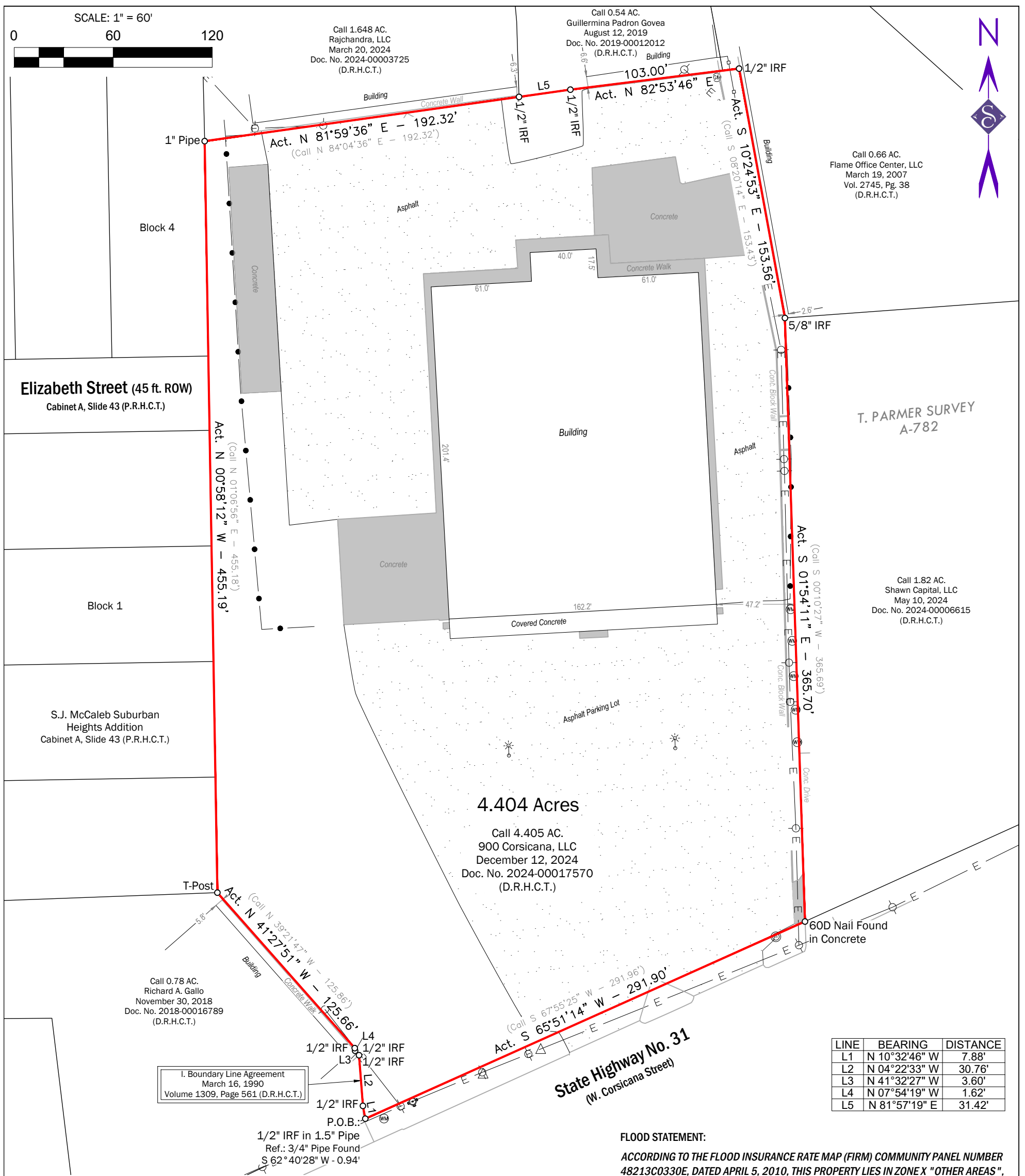




I, Tyler Walker, do hereby certify that this plat represents the results of a survey made on the ground under my direction and supervision in the month of February, 2025.

Signed and Sealed on the 28th day of February, 2025.



NOTES:



SANDY CREEK SURVEYING

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Athens, Texas 75751

Sheet 2 of 3

4.404 Acres

All that certain lot, tract, or parcel of land located in the T. Parmer Survey, Abstract No. 782 of Henderson County, Texas, being all of a called 4.405 acre tract as described in a deed to 900 Corsicana, LLC, dated December 12, 2024 and recorded in Document No. 2024-00017570 of the Deed Records of Henderson County, Texas (D.R.H.C.T.), and this 4.404 acre tract being more particularly described as follows:

BEGINNING at a 1/2" Iron Rod Found inside of a 1.5" Pipe near the edge of a concrete drive in the Northwest right of way of State Highway No. 31 for the Southwest corner of herein described tract, being the Southeast corner of a called 0.78 acre tract as described in a deed to Richard A. Gallo, dated November 30, 2018 and recorded in Document No. 2018-00016789 (D.R.H.C.T.), from which a 3/4" Pipe Found for reference bears: South 62°40'28" West a distance of 0.94 feet;

THENCE with the common line of herein described tract and said called 0.78 acre tract along said concrete drive and a concrete walk the following courses and distances:

North 10°32'46" West a distance of 7.88 feet to a 1/2" Iron Rod Found beside a 5/8" IRF;

North 04°22'33" West a distance of 30.76 feet to a 1/2" Iron Rod Found;

North 41°32'27" West a distance of 3.60 feet to a 1/2" Iron Rod Found;

North 07°54'19" West a distance of 1.62 feet to a 1/2" Iron Rod Found;

North 41°27'51" West a distance of 125.66 feet to a T-Post Found for the Northeast corner of said called 0.78 acre tract, and being in the East line of Block 1 the S.J. McCaleb Suburban Heights Addition recorded in Cabinet A, Slide 43 of the Plat Records of Henderson County, Texas (P.R.H.C.T.).

THENCE North 00°58'12" West a distance of 455.19 feet to a 1" Pipe Found for the Northwest corner of herein described tract, being in the East line of Block 4 of said S.J. McCaleb Heights Addition, and being the Southwest corner of a called 1.648 acre tract as described in a deed to Rajchandra, LLC, dated March 20, 2024 and recorded in Document No. 2024-00003725 (D.R.H.C.T.);

THENCE North 81°59'36" East a distance of 192.32 feet with the common line of herein described tract and said called 1.648 acre tract to a 1/2" Iron Rod Found for a common corner of same, being the Southwest corner of a called 0.54 acre tract as described in a deed to Guillermina Padron Govea, dated August 12, 2019 and recorded in Document No. 2019-00012012 (D.R.H.C.T.);

THENCE North 81°57'19" East a distance of 31.42 feet with the common line of herein described tract and said called 0.54 acre tract to a 1/2" Iron Rod Found for a common corner of same;



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THENCE North 82°53'46" East a distance of 103.00 feet to a 1/2" Iron Rod Found for a common corner of herein described tract and a called 0.66 acre tract as described in a deed to Flame Office Center, LLC, dated March 19, 2007 and recorded in Volume 2745, Page 38 (D.R.H.C.T.);

THENCE South 10°24'53" East a distance of 153.56 feet with the common line of herein described tract and said called 0.66 acre tract to a 5/8" Iron Rod Found for a common corner of same, being the Northwest corner of a called 1.82 acre tract as described in a deed to Shawn Capital, LLC, dated May 10, 2024 and recorded in Document No. 2024-00006615 (D.R.H.C.T.);

THENCE South 01°54'11" East a distance of 365.70 feet with the common line of herein described tract and said called 1.82 acre tract to a 60D Nail Found in the Northwest right of way of said State Highway 31 for a common corner of same;

THENCE South 65°51'14" West a distance of 291.90 feet with said right of way to the POINT OF BEGINNING and containing 4.404 acres of land, more or less.

See Map No. 25022 with even date prepared in conjunction with these field notes. The bearings shown were oriented to agree with Grid North and were derived by the use of G.P.S. equipment (TX North Central Zone - NAD 83). I, Tyler Walker, do hereby certify that the field notes hereon were prepared from the results of a survey made on the ground under my direction and supervision in the month of February, 2025.

Tyler Walker - TX RPLS No. 6970
February 28, 2025

