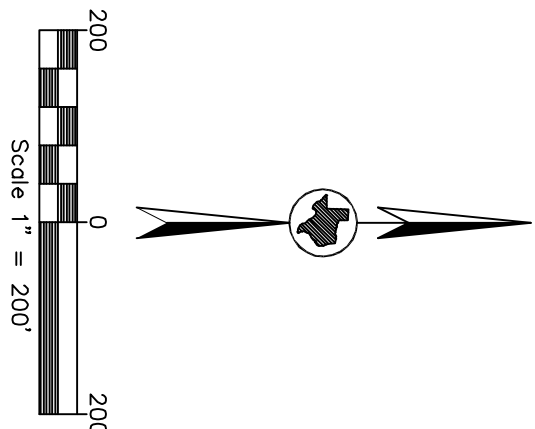


Being all that certain tract of land situated in Hunt County, Texas, and being a tract of land about 15 miles Northwesterly from the City of Greenville, and about 2 miles Westerly from the town of Celisite, and being part of the S. N. Cash Survey. Abstract No. 206 and the James Clark Survey, Abstract No. 202, and being all of that certain tract of land conveyed from Jerry Samwell to Jerry D. Samwell and Sarah Samwell Living Trust as recorded in Volume 1061, Page 686 of the Deed Records, Hunt County, Texas, and being more particularly described as follows:

Beginning at §60D nail set for corner in the center of County Road No. 1093, said point being within a flare of the Southwest quadrant of the South Right-of-Way line of Farm to Market Road No. 1562, said point also being the Easiest Northeast corner of that certain called 17,000 acre tract of land conveyed to Gary Shields as recorded in Document No. 2013-5-209 of the Deed Records, Hunt County, Texas;

Thence, North 89°51'53" East, along the South line of said FM 1562, a distance of 193.63 feet to a 1/2" iron rod set for corner;

Therefore, S on 63°56'07" East, along the South line of said FM 1562, a distance of 667.50 feet to a 1/2" iron rod set for corner and being the beginning of a curve to the left having a central angle of 13°18'00", a radius of 1870.10 feet and a chord which bears South 70°35'06" East a distance of 433.13 feet.

left, an arc distance of 434.10 feet to a 1/2" iron rod set for corner and being the Southernly Right-of-Way flare of said FM 1562;

Thence, South 00°39'07" East, with said Right-of-Way flare, a distance of 53.90 feet to 1 1/2" iron rod set for corner;

Thence, South 87°41'07" East, along said Right-of-Way flare, a distance of 194.98 feet to a 1/2" iron rod set for corner, said point being the Northwest corner of that certain called 95.5 acre tract of land conveyed to Terry Hicks and Linda M. Hicks as recorded in Document No. 2010-9923 of the Deed Records, Hunt County, Texas.

Thomson, Scot 01°14'00"E East, departing the South line of Sale M. 1562 and coming in West line of said holes tract, a distance of 1989.14 feet to a 60D nail set for along the Center of County Road No. 1092 and the North line of that certain call 00.5353 and tract of land owned to David W. LaFavers and Sonora LaFavers as recorded in Volume 700, Page 626 of the Deed Records, Harlan County, Texas, from which a 1/2" iron rod found for reference bears North 00°35'50"E East a distance of 183.91 feet.

Thence, South 89°10'53" West, along the center of said County Road No. 1092 and along the North line of said LeFavers tract, a distance of 1444.15 feet to a 60d nail set for corner in the East line of that certain called "112 acre tract of land conveyed to Jerry Dale Swindell and Sarah Roach Swindell as recorded in Document No. 2012-100154 of the Deed Records, Hunt County, Texas, said point being the Northwest corner of said LeFavers tract;

Therea, Norn, along the center of said County Road No. 1393, passing at a distance of 708.92 feet a magy nail found for the Northeast corner of tract 12, acre tract and the Southeast corner of the Carl Carlan tract of land conveyed to Timber Meadows, LTD as recorded in Volume 1827, Page 622 of the Deed Records, Hunt County, Texas, and continuing a total distance of 2507.84 feet to the Point of Beginning and containing 2.316561 square feet or 73.361 acres of land.

Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for (Hunt County), Texas and Incorporated Areas. Map No. 46231C0125G, dated January 6, 2012. A portion of the subject property appears to be located in Zone A1 (Shaded) - Special Flood Hazard Areas (SFHAs) subject to inundation by the 1 % annual chance flood. No base flood elevations determined.

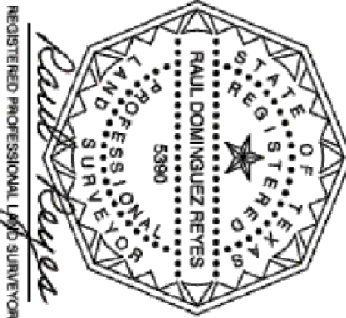
1. Directional Court shown herein is based on the deed recorded in Volume 1061, Page 683 of the Deed Records, Hunt County, Texas. (North)

2. The following items are from Schedule B, Commitment for Title Insurance First National Title Insurance Company, Commitment No. 21-578/454MM, issued April 14, 2021 at 08:00 am.

101. Easement created in instrument executed by Judy and Sarah Swindle to Hickey Creek Special JUD District, dated November 15, 2018, filed December 20, 2018, recorded in CCF 2018-18896, Real Property Records, Hunt County, Texas.

(Subject to)

Liverty Consulting and First National Life Insurance Company, Capital Life Company, Intrepid Spool, J. D. Swindle and Sarah R. Swindle, that on this date a survey was made on the ground, under my supervision. That the survey reflects a type and correct representation as to the dimensions and calls for property lines, location and use of improvements. There are no visible and apparent easements, encroachments, conflicts, or prohibitions, except as shown. This survey is not to be used for construction purposes and is for the exclusive use of the person named purchaser, mortgage company, and the company and this survey is made pursuant to that certain commitment under the GF number shown hereon, provided by The City Company named hereon and that this date, the easements, rights-of-way, or other locatable matters of record that the undersigned has knowledge or has been advised as shown or noted hereon.



|         |           |
|---------|-----------|
| JOB NO. | DS21-0058 |
| FILED   | AC        |
| DRAFTED | AC        |
| CHECKED | R.R.      |

**RAUL REYES SURVEYING**  
209 LAKEHURST DRIVE  
WYLLIE, TX 75098  
PHONE: 214-478-7879  
RAUL REYES, R.P.L.S. NO. 5390  
SOLE PROPRIETOR