

NOTES:

1. BEARING BASIS DERIVED FROM GPS OBSERVATIONS MADE ON THE GROUND, TEXAS NORTH CENTRAL NAD 83.
2. VOLUME 1751, PAGE 618 IS A 20' WIDE EASEMENT TO GRAYSON-COLLIN ELECTRIC COOPERATIVE, INC, CENTERED OVER FACILITIES AS INSTALLED AND DOES NOT AFFECT THE SUBJECT TRACT BY RIGHTS OF INGRESS AND EGRESS.
3. VOLUME 1754, PAGE 193 IS AN AGREEMENT OF ACCESS AND DOES AFFECT THE SUBJECT TRACT AS SHOWN.

NORTH TEXAS REGIONAL AIRPORT
GRAYSON COUNTY
A CALLED
1186.27 ACRES
VOLUME 1231, PAGE 569
D.R.G.C.T.

NORTH TEXAS REGIONAL AIRPORT
GRAYSON COUNTY
A CALLED
1186.27 ACRES
VOLUME 1231, PAGE 569
D.R.G.C.T.

19.161 ACRES
W.L. ROBERTS SURVEY
ABSTRACT NUMBER 1546
GRAYSON COUNTY, TEXAS

FIELD NOTES TO ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE W.L. ROBERTS SURVEY, ABSTRACT NUMBER 1546, GRAYSON COUNTY, TEXAS, AND BEING A RE-TRACEMENT SURVEY OF A CALLED 19.179 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO DALE R. GOUGE AS RECORDED IN VOLUME 3714, PAGE 757, OF THE DEED RECORDS OF GRAYSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED IRON ROD MARKED "4709" FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID 19.179 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 112.67 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO DOUGLAS LEE SHANKLES, AS RECORDED IN VOLUME 1619, PAGE 592, OF SAID DEED RECORDS;

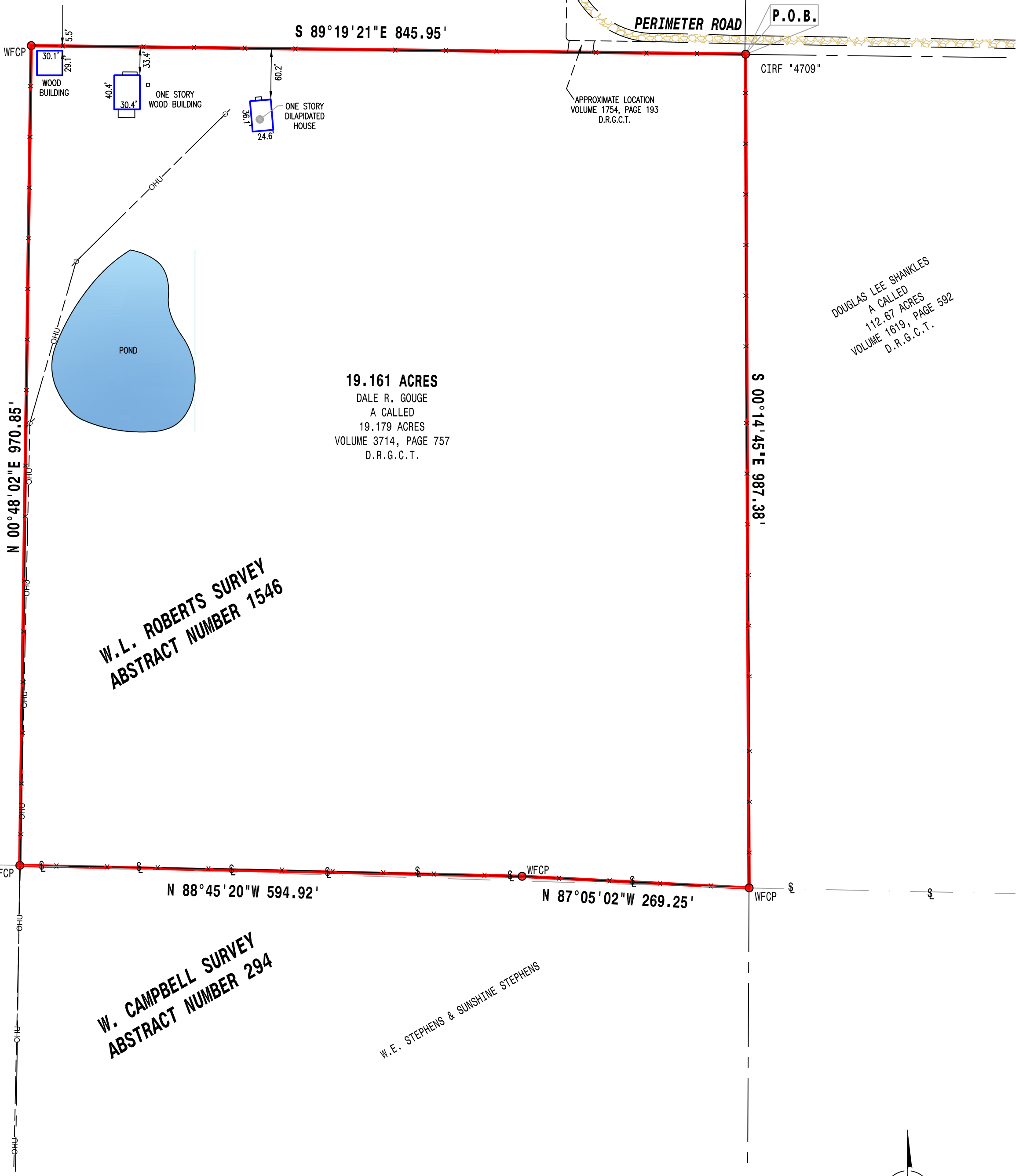
THENCE SOUTH 00 DEGREES 14 MINUTES 45 SECONDS EAST, WITH THE WEST LINE OF SAID 112.67 ACRE TRACT, ALONG OR NEAR A FENCE FOR A DISTANCE OF 987.38 FEET TO A WOODEN FENCE CORNER POST FOUND FOR CORNER AT THE SOUTHEAST CORNER OF SAID 19.179 ACRE TRACT;

THENCE NORTH 87 DEGREES 05 MINUTES 02 SECONDS WEST, WITH THE SOUTH LINE OF SAID 19.179 ACRE TRACT, ALONG OR NEAR A FENCE FOR A DISTANCE OF 269.25 FEET TO A WOODEN FENCE CORNER POST FOUND FOR CORNER AT AN ANGLE POINT IN SAID FENCE;

THENCE NORTH 88 DEGREES 45 MINUTES 20 SECONDS WEST, WITH THE SOUTH LINE OF SAID 19.179 ACRE TRACT, ALONG OR NEAR A FENCE FOR A DISTANCE OF 594.92 FEET TO A WOODEN FENCE CORNER POST FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID 19.179 ACRE TRACT, AND IN THE EAST LINE OF A CALLED 1186.27 ACRE TRACT OF LAND DESCRIBED IN THE INDENTURE TO NORTH TEXAS REGIONAL AIRPORT, AS RECORDED IN VOLUME 1231, PAGE 569, OF SAID DEED RECORDS;

THENCE NORTH 00 DEGREES 48 MINUTES 02 SECONDS EAST, WITH THE WEST LINE OF SAID 19.179 ACRE TRACT, AND THE EAST LINE OF SAID 1186.27 ACRE TRACT, ALONG OR NEAR A FENCE FOR A DISTANCE OF 970.85 FEET TO A WOODEN FENCE CORNER POST FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID 19.179 ACRE TRACT;

THENCE SOUTH 89 DEGREES 19 MINUTES 21 SECONDS EAST, WITH THE NORTH LINE OF SAID 19.179 ACRE TRACT, AND A SOUTH LINE OF SAID 1186.27 ACRE TRACT, ALONG OR NEAR A FENCE FOR A DISTANCE OF 845.95 FEET TO THE PLACE OF BEGINNING AND CONTAINING 19.161 ACRES OF LAND, MORE OR LESS.

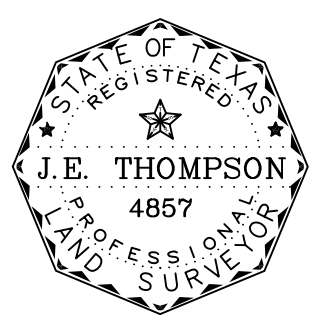


**W.L. ROBERTS SURVEY
ABSTRACT NUMBER 1546**

**W. CAMPBELL SURVEY
ABSTRACT NUMBER 294**

**19.161 ACRES
DALE R. GOUGE
A CALLED
19.179 ACRES
VOLUME 3714, PAGE 757
D.R.G.C.T.**

DOUGLAS LEE SHANKLES
A CALLED
112.67 ACRES
VOLUME 1619, PAGE 592
D.R.G.C.T.



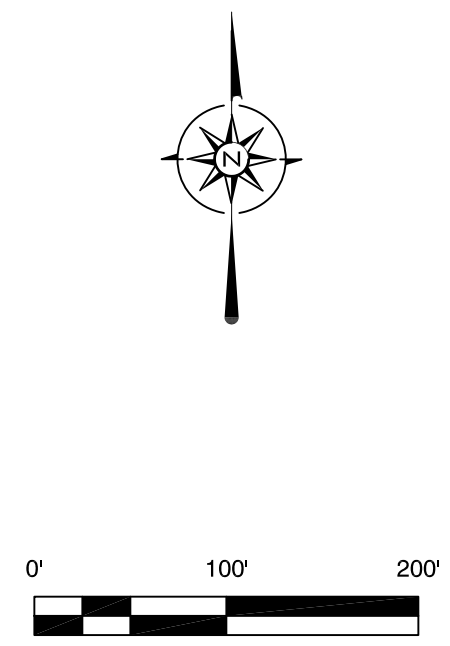
CERTIFY TO: SHULA NETZER REAL ESTATE COMPANY, DALE R. GOUGE, FIRST AMERICAN TITLE INSURANCE COMPANY, REPUBLIC TITLE OF TEXAS

CERTIFICATION:
THIS SURVEY HAS BEEN PREPARED IN CONNECTION WITH GF #1002-333469-RTT AND I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PREPARED FROM AN ACCURATE ON-THE-GROUND SURVEY OF THE PREMISES DEPICTED HEREON AND DESCRIBED IN THE LEGAL DESCRIPTION ATTACHED HERETO, CONDUCTED UNDER MY DIRECTION AND SUPERVISION ON 04/09/2021 AND THAT THE FINDINGS AND RESULTS OF SAID SURVEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE SIZE, TYPE AND LOCATION OF VISIBLE AND APPARENT IMPROVEMENTS ARE AS SHOWN, AND THAT SAID SURVEY CORRECTLY SHOWS THE LOCATION OF ALL ALLEYS, STREETS, MAINTAINED RIGHTS-OF-WAY, AND EASEMENTS OF RECORD, AS SUPPLIED TO ME, OF WHICH THE UNDERSIGNED IS AWARE OR HAS BEEN ADVISED AFFECTING THE SUBJECT PREMISES ACCORDING TO THE DESCRIPTIONS OF RECORD, AND THAT EXCEPT AS SHOWN THERE ARE NO VISIBLE OR APPARENT INTRUSIONS, CONFLICTS OR PROTRUSIONS.

J.E. Thompson
J.E. THOMPSON II R.P.L.S. No 4857

PROPERTY LINE	---
EASEMENT LINES	---
DEEDLOT LINES	---
ADJOINER LINES	---
OVERHEAD UTILITY	OHU
ASPHALT ROAD	---
GRAVEL ROAD	---
FENCE LINES	---
SURVEY LINES	---

●	= PROPERTY CORNER	CIRF	= CAPPED IRON ROD FOUND
+	= BENCHMARK	IRF	= IRON ROD FOUND
□	= TELEPHONE/UTILITY RISER (TR/UR)	CIRS	= CAPPED IRON ROD SET
⊕	= BURIED CABLE MARKER (BCM)	MFCP	= METAL FENCE CORNER POST
⊙	= TELEPHONE MANHOLE (TMH)	WFCP	= WOOD FENCE CORNER POST
⚡	= POWER/UTILITY POLE (PP/UP)	()	= PLAT/DEED CALLS
⊗	= LIGHT POLE (LP)	POB	= POINT OF BEGINNING
-	= GUY WIRE (GU)	R.O.W.	= RIGHT-OF-WAY
⚡	= ELECTRIC VAULT (VLT)	---	= CONCRETE SURFACE
⚡	= ELECTRIC TRANSFORMER (TRAN)	---	= ASPHALT SURFACE
⊕	= WATER METER (WM)	---	= GRAVEL SURFACE
⊕	= WATER VALVE (WV)		



LAND TITLE SURVEY
19.161 ACRES
W.L. ROBERTS SURVEY
ABSTRACT NO. 1546
GRAYSON COUNTY, TEXAS

	111 N. DIXON ST. GAINESVILLE, TX 76240 PH. 940-665-9105 TBPLS FIRM NO. 10048000			
	DRAWN BY: K.D.A.	DATE: 04/12/2021	JOB NO. 21119	SCALE: 1" = 100'

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.