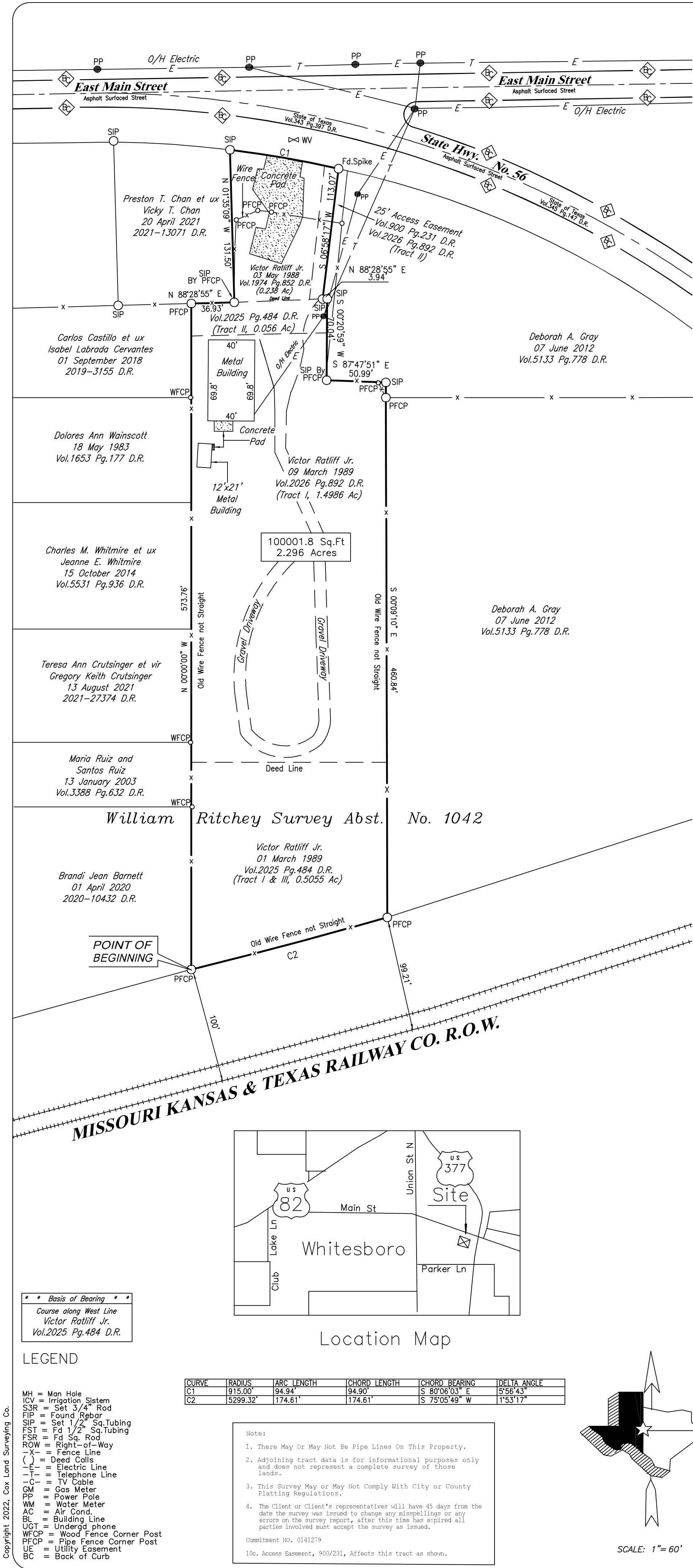




*** PROPERTY DESCRIPTION ****

All that certain tract or parcel of land situated in the William Ritchey, Abstract Number 1042, City of Whitesboro, County of Grayson, State of Texas, said tract being all of a called 0.238 acre tract as described in Deed to Victor Ratliff Jr., filed 03 May 1988, and Recorded in Volume 1974 Page 852, and all of a called 0.5055 acre tract as described in Tract I & III and all of a called 0.056 acre tract as described in Tract II in Deed to Victor Ratliff Jr., filed 01 March 1989, and Recorded in Volume 2025 Page 484 and all of a called 1.4986 acre tract as described in Tract I in Deed to Victor Ratliff Jr., filed 09 March 1989, and Recorded in Volume 2026 Page 982 of the Deed Records of the County of Grayson, State of Texas, said tract also being known as 816 East Main Street, and being more fully described as follows:

Beginning for the Southwest corner of the tract being described herein at a Pipe Fence Corner Post, said post also being the southwest corner of said Ratliff Tract I & III (2025/484), and the southeast corner of a tract as described in Deed to Brandi Jean Barnett, filed 01 April 2020, Instrument Number 2020-10432 of said Deed Records, said post also being on the north ROW line of the Missouri Kansas & Texas Railway Right-of-Way;

Thence: North 00 degrees 00 minutes 00 seconds West, with the west line of said Ratliff tracts (2025/484 & 2026/892), a distance of 573.76 feet to a Pipe fence corner Post for a corner of this tract, and a corner of said Ratliff tract (2025/484), and the northeast corner of a tract as described in Deed to Carlos Castillo et ux Isabel Labrada Cervantes, filed 01 September 2018, Instrument Number 2019-3155 of said Deed Records, said Post also being on the south line of a tract as described in Deed to Preston T. Chan et ux Vicky T. Chan, filed 20 April 2021, Instrument Number 2021-13071 of said Deed Records;

Thence: North 88 degrees 28 minutes 55 seconds East, with the south line of said Chan tract, a distance of 36.93 feet to a set 1/2 inch Steel Square Tubing by a Pipe Fence Corner Post for a corner of this tract, and a corner of said Ratliff tract (1974/852), and the southeast corner of said Chan tract;

Thence: North 01 degrees 35 minutes 09 seconds West, with the west line of said Ratliff tract (1974/852), and the east line of said Chan tract, a distance of 131.50 feet to a set 1/2 inch Steel Square Tubing for the Northwest corner of this tract, and the northwest corner of said Ratliff tract (1974/852), and the northeast corner of said Chan tract, said tubing also being on the south ROW Line of East Main Street (Hwy.56) and being the start of a curve to the right whose radius is 915.00 feet, chord bearing of south 80 degrees 06 minutes 03 seconds east, a distance of 94.90 feet;

Thence: With said curve to the right, an Arc length of 94.94 feet to a found Railroad Spike for the northeast corner of said Ratliff tract (1974/852), and the northwest corner of a tract as described in Deed to Deborah A. Gray, filed 07 June 2012, Recorded in Volume 5133 Page 778 of said Deed Records, said spike being on the south ROW line of said East Main Street;

Thence: South 06 degrees 58 minutes 17 seconds West, with the east line of said Ratliff tract (1974/852), and the west line of said Gray tract, a distance of 113.07 feet to a set 1/2 inch Steel Square Tubing for a corner of this tract, and a corner of said Ratliff tract (1974/852), and a corner of said Gray tract;

Thence: North 88 degrees 28 minutes 55 seconds East, a distance of 3.94 feet to a set 1/2 inch Steel Square Tubing for a corner of this tract, and a corner of said Ratliff tract (2025/484), and a corner of said Gray tract;

Thence: South 00 degrees 20 minutes 59 seconds West, with the east line of said Ratliff tract (2025/484 & 2026/892), and the west line of said Gray tract, a distance of 70.04 feet to a set 1/2 inch Steel Square Tubing by a Pipe Fence Corner Post for a corner of this tract, and a corner of said Ratliff tract (2026/892), and a corner of said Gray tract;

Thence: South 87 degrees 47 minutes 51 seconds East, a distance of 50.99 feet to a set 1/2 inch Steel Square Tubing for a corner of this tract, and a corner of said Ratliff tract (2026/892), and a corner of said Gray tract;

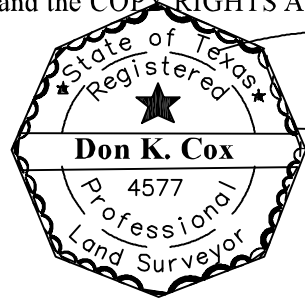
Thence: South 00 degrees 09 minutes 10 seconds East, with the east line of said Ratliff tracts, and the west line of said Gray tract, a distance of 460.84 feet to a Pipe Fence Corner Post for the southeast corner of this tract, and the southeast corner of said Ratliff Tract I & III (2025/484), and the southwest corner of said Gray tract, said post also being on the north ROW of the Missouri Kansas & Texas Railway Right-of-Way and the start of a curve to the left whose radius is 5299.32 feet, chord bearing of south 75 degrees 05 minutes 49 seconds west, a distance of 174.61 feet;

Thence: With said curve to the left, an Arc length of 174.61 feet to the **POINT OF BEGINNING** and containing **2.296 Acres** of land;

The undersigned does hereby state to David R. Blaylock that a survey was made on the ground, dated 20 October 2022 on the property legally described hereon or in attached field notes and is correct; except as shown on the plat hereon, there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, overlapping of improvements, easements or right-of-ways, or of which I have been informed; that the quantity of land therein has been accurately calculated, that said property has access to and from a public roadway; and, that the plat hereon is a true, correct and accurate representation of the property described herein above.

This Plat and Description was prepared for the exclusive use of the person or persons named in the above statements. Said statement does not extend to any unnamed person without an express restating by the surveyor naming said person, This survey was prepared for the transaction as dated hereon, this Plat or Map is the Property of Cox Land Surveying Corp., and IS NOT to be used in any other Transactions, and the COPY RIGHTS ARE RESERVED.

25 October 2022



Don K. Cox, Texas Registered
Professional Land Surveyor
Number 4577

FLOOD STATEMENT:

I have examined the Federal Emergency Management Agency, National Flood Insurance Program, Flood Insurance Rate Map for the County of Grayson, State of Texas, community Panel Number 48181C effective date of 29 September 2010, and that map indicates that this property is Not within Zone "A" (special flood hazard area) as shown on Panel Number 0225-F of said map.

This flood statement does not imply that the property and/or the 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.



COX LAND SURVEYING CO.

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Gainesville 940-612-LAND Denton 940-381-5070 McKinney 469-952-5070

816 East Main Street
2.296 Acres of land on the
William Ritchey Survey Abst.No.1042
City of Whitesboro
County of Grayson
State of Texas

Drawn by: JCA
Check by: DKC

Job No.
22-15076
Firm # 10005500

Date: 25 October 2022