

This is to certify that I have, this date, made an on the ground survey of the property located on Fox Lane in Grayson County, Texas, described as follows:

Being that certain 201.196 acre tract of land situated in the John Grimes Survey, Abstract No. 455, Grayson County, Texas, and being all of that certain called 201.166 acre tract of land to Godwin Family Investments, Ltd., by Special Warranty Deed dated March 19, 2004, recorded in Volume 2012, Page 77, Deed Records, Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said Godwin tract, same being the northeast corner of that certain tract of land to Lynn Maurice Collins, Tract 1, by deed recorded in Volume 1114, Page 782, said Deed Records, same being the southeast corner of that certain tract of land to Charles Dane Walker, by deed recorded in Volume 2059, Page 655, said Deed Records, same being the southwest corner of that certain tract of land to Doug Alford and Cindy Alford, by deed recorded in Volume 3687, Page 193, said Deed Records;

THENCE North 88 deg. 42 min. 39 sec. East, along the common line of said Godwin tract, and said Alford tract, passing the southeast corner of said Alford tract, same being the southwest corner of that certain tract of land to Amber Dawn Cox, by deed recorded in Volume 5060, Page 490, said Deed Records, and continuing along the common line of said Godwin tract, and said Cox tract, passing a 1000 nail found for southeast corner of said Cox tract, same being the southwest corner of that certain tract of land to Kimberly Renea Trevino, by deed recorded in Volume 4516, Page 443, said Deed Records, and continuing along the common line of said Godwin tract, and said Trevino tract, a total distance of 1132.92 feet to a fence corner post for an angle point, same being the southeast corner of said Trevino tract, same being the southwest corner of that certain tract of land to William M. Mitchell, by deed recorded in Volume 1596, Page 493, said Deed Records;

THENCE North 88 deg. 57 min. 23 sec. East, along the common line of said Godwin tract, and said Mitchell tract, a distance of 867.47 feet to a fence corner post for an angle point, same being the southeast corner of said Mitchell tract, same being the southwest corner of that certain tract of land to Christina M. Stephan and husband, Michael J. Stephan, by deed recorded in Volume 5052, Page 83, said Deed Records;

THENCE North 89 deg. 00 min. 36 sec. East, along the common line of said Godwin tract, and said Stephan tract, a distance of 1318.95 feet to a MAG nail found for the northeast corner of said Godwin tract, same being the southeast corner of said Stephan tract, same being in the west line of that certain tract of land to Ronald McCutchin Family Partnership, Ltd., by deed recorded in Volume 2767, Page 378, said Deed Records, same being in the approximate centerline of a north-south asphalt paved public road known as Block Road (a prescriptive right-of-way);

THENCE South 00 deg. 43 min. 48 sec. East, along the common line of said Godwin tract, and said McCutchin tract, and generally along the centerline of said Block Road, a distance of 1747.94 feet to a 1/2 inch iron rod found in asphalt for an angle point;

THENCE South 00 deg. 44 min. 49 sec. East, continuing along the common line of said Godwin tract, and said McCutchin tract, and generally along the centerline of said Block Road, a distance of 890.50 feet to a 60D nail found in asphalt above a culvert for the southeast corner of said Godwin tract, same being the northeast corner of that certain tract of land to Victor Medrano and Veronica Medrano, husband and wife, by deed recorded in Volume 5891, Page 781, aforesaid Deed Records, same being the called southeast corner of aforesaid Grimes Survey, same being the called northeast corner of the Christopher Nolan Survey, Abstract No. 911;

THENCE South 88 deg. 42 min. 43 sec. West, along the south line of said Godwin tract, and along said common survey lines, a distance of 2735.28 feet to a 5/8 inch iron rod found for an angle point, same being the most westerly northwest corner of that certain tract of land to Robert H. Millwee and wife, Lidumila Millwee, by deed recorded in Volume 4799, Page 657, said Deed Records, same being the northeast corner of that certain tract of land to Jim Ray Smith Properties, Inc., by deed recorded in Volume 2521, Page 687, said Deed Records, same being the called northwest corner of said Nolan Survey, same being the called northeast corner of the Thomas Polk Survey, Abstract No. 935;

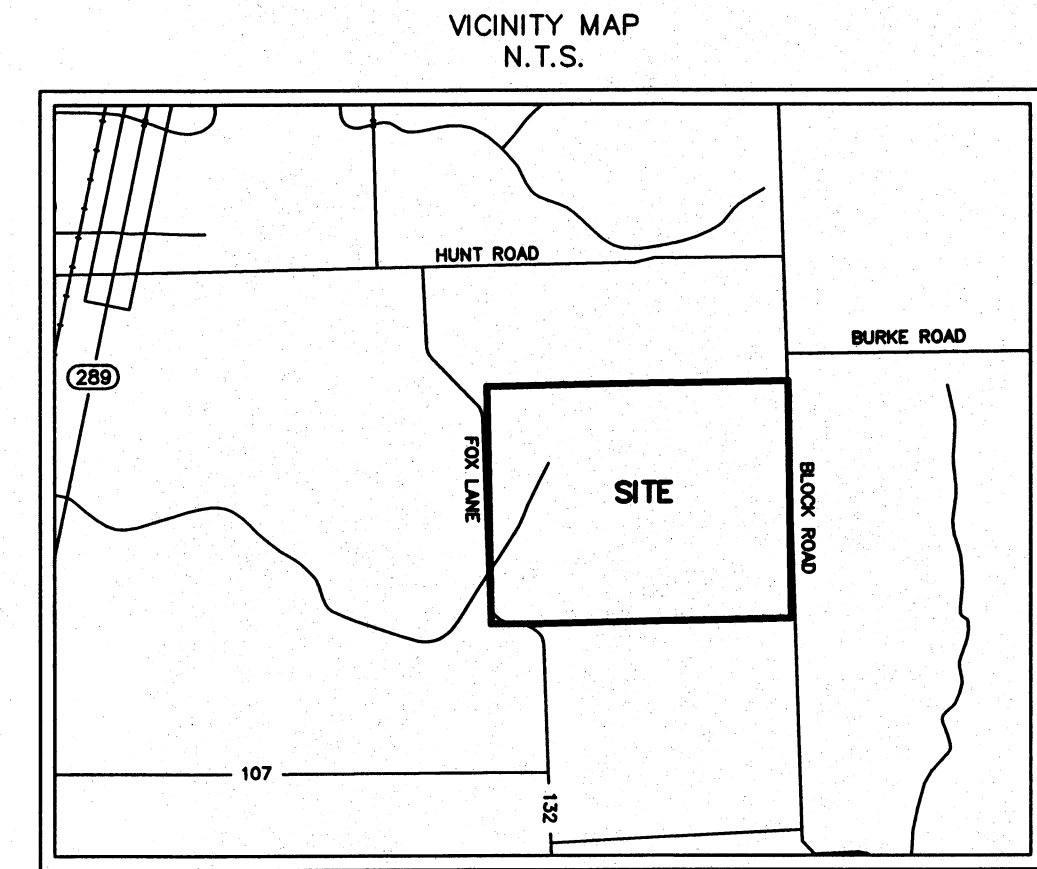
THENCE South 89 deg. 35 min. 34 sec. West, along the common line of said Godwin tract, and said Smith tract, passing a northwesterly-southeasterly bend in north-south asphalt paved public road known as Fox Lane (a prescriptive right-of-way), a total distance of 572.91 feet to the southeast corner of said Godwin tract, same being on the west side of said Fox Lane;

THENCE North 00 deg. 58 min. 44 sec. West, entering said Fox Lane, and continuing generally along the centerline of said Fox Lane, and along the west line of said Godwin tract, passing several small tracts of land (no deed references found), passing the most easterly southeast corner of that certain tract of land to Vikram Pazara and Radhika Velivelli, husband and wife, Tracts 1 and 2, by deed recorded in Volume 5556, Page 780, said Deed Records, passing the northeast corner of said Pazara tract, same being the southeast corner of that certain tract of land to Larry Reed and Gayle Reed, Trustees of the Reed Family Revocable Trust, Dated July 24, 2014, Parcel 1, by deed recorded in Volume 5494, Page 643, said Deed Records, and continuing along the common line of said Godwin tract, and said Reed tract, and generally along said Fox Lane, passing the northeast corner of said Reed tract, same being the southeast corner of aforesaid Collins tract, and continuing along the common line of said Godwin tract, and said Collins tract, and generally along Fox Lane, exiting said Fox Lane, and continuing a total distance of 2640.10 feet to the POINT OF BEGINNING and containing 201.196 acres of computed land, more or less.

This survey was performed in connection with the transaction described in GF No. 1901771-FSCA of Fidelity National Title Insurance Company, effective date of June 7, 2019 and issued on June 20, 2019 and all subsequent commitments for information regarding encumbrances on subject property and surveyor did not abstract property for easements and/or other restrictions. The legal description used for this survey describes the same land as the legal description in the title report. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

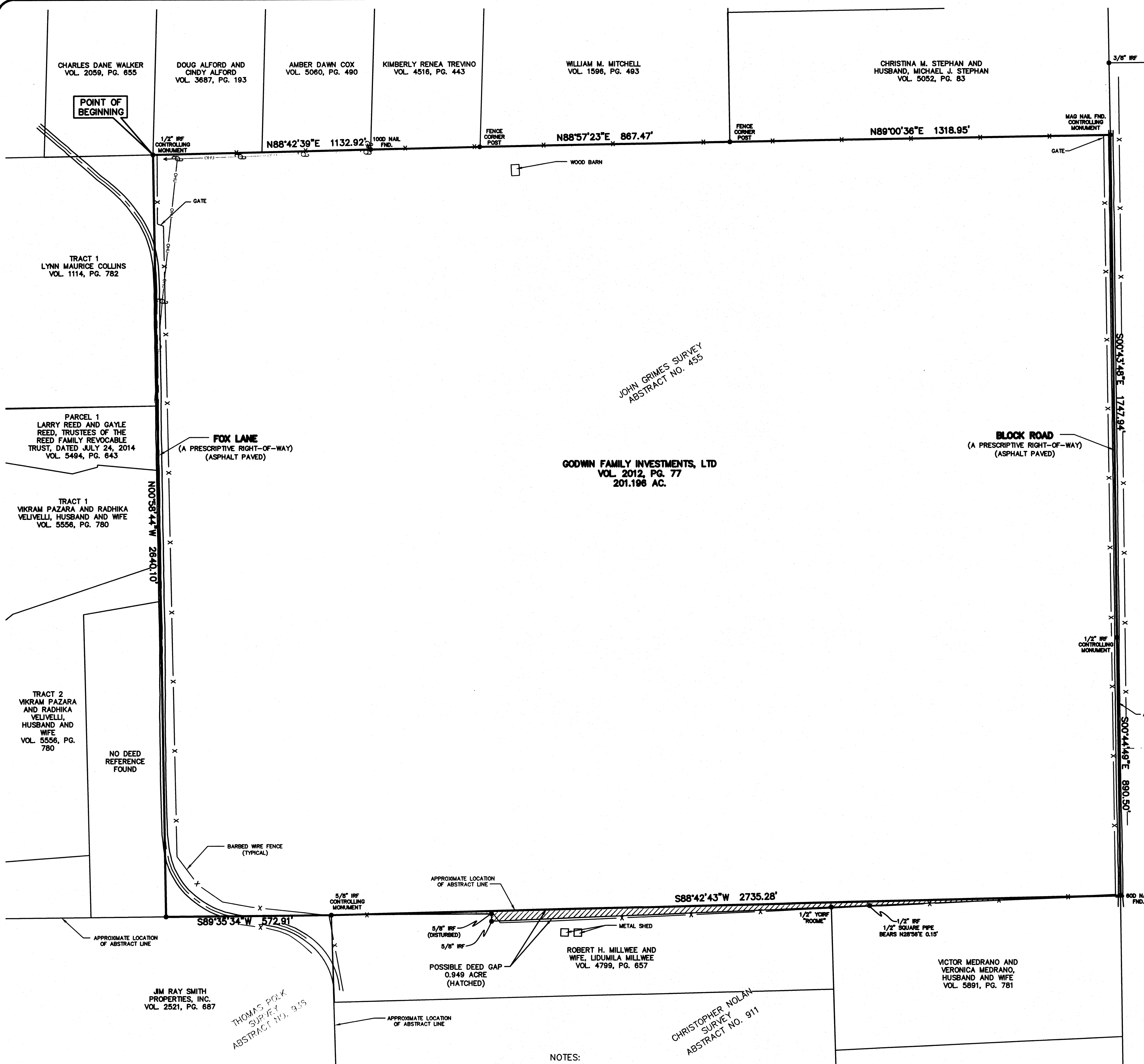
The term "certify" or "certificate" as shown and used hereon indicates an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, either expressed or implied; and is exclusively to the parties involved in, and limited to the transaction (GF No. 1901771-FSCA) closing at the title company indicated hereon.

The plat of survey hereon is a true, correct and accurate representation of the property as determined by an on the ground survey, subject to any and all easements, reservations and restrictions that may be of record, the lines and dimensions of said property being indicated by the plat. There are no visible encroachments, conflicts, or protrusions except as shown.



NOTES CORRESPONDING TO SCHEDULE B:

e. Easement as shown in instrument from Susan Hines Berryhill to Gunter Rural Water Supply Corporation, dated November 11, 1999 and filed in Volume 2850, Page 841, Deed Records, Grayson County, Texas. Does affect, blanket in nature. The easement therein granted shall be limited to a strip of 15 feet in width the center line thereof being the pipeline as installed.



- NOTES:
1. IRF - Iron Rod Found
  2. Basis of Bearing - Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.0001412 was used to scale grid coordinates and distances to surface.
  3. There are no observable evidence of cemeteries on site.
  4. There are no observable evidence of earth moving work, building construction or building additions within the recent months.
  5. There are not observable markings delineating wetlands on site.
  6. There are no changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction. No observable evidence of recent street or sidewalk construction or repairs.
  7. There are no observable evidence of site use as a solid waste dump, sump or sanitary landfill.

**FLOOD CERTIFICATE**  
As determined by the FLOOD INSURANCE RATE MAPS for Grayson County, the subject property does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 09/29/2010 Community Panel No. 4818100525F subject lot is located in Zone 'X'. If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or 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.

LEGEND			
	GAS METER		WATER MANHOLE
	IRR. CONTROL VALVE		TELEPHONE MANHOLE
	TELEPHONE PEDESTAL		TYPICAL FENCE
	POWER POLE		CONCRETE
	DOWN GUY		BOLLARD
	S.S. MANHOLE		COVERED AREA
	CLEAN OUT		HANDICAP SPACE
	FIRE HYDRANT		SIGN
	WATER METER		LIGHT POLE
	FUEL PORT		S.W.B. MANHOLE
	WATER VALVE		GAS MANHOLE
	TRANSFORMER PAD		VAULT
	ELECTRIC METER		COVERED AREA
	STORM DRAIN MANHOLE		HANDICAP SPACE

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.

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**LAND TITLE SURVEY**  
201 ACRES  
BLOCK ROAD  
GUNTER, TEXAS 75058

NO.	DATE	REVISION
1.	07/24/19	ADDED 2 GATE LOCATIONS TO SURVEY
2.		
3.		

JOB NO.: 19-0611  
DATE: 07/08/2019  
FIELD DATE: 07/07/2019  
SCALE: 1" = 200'  
FIELD: A.R.M.  
DRAWN: N.T.K.  
CHECKED: T.R.M.

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COMMERCIAL  
RESIDENTIAL  
BOUNDARIES  
TOPOGRAPHY  
MORTGAGE

Timothy R. Mankin  
Registered Professional Land Surveyor No. 6122

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