

PROPERTY DESCRIPTION

BEING a 10.480 acre tract of land in the Samuel Isaacs Survey, Abstract No. 454, Wise County, Texas and being a part of a called 99.786 acre tract recorded in Document Number 201412908, County Clerk Records, Wise County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found in the north line of County Road 4196 and being the southwest corner of said 99.786 acre tract and the southeast corner of a called 7.89 acre tract as described in Volume 1612, Page 291, Official Public Records, Wise County, Texas;

THENCE North 88 degrees 48 minutes 00 seconds East, with a south line of said 99.786 acre tract and the north line of said County Road 4196, 114.09 feet to a 1/2 inch iron rod found;

THENCE North 89 degrees 26 minutes 09 seconds East, with a south line of said 99.786 acre tract and the north line of said County Road 4196, 34.04 feet to a 1/2 inch iron rod found;

THENCE North 89 degrees 06 minutes 23 seconds East, with a south line of said 99.786 acre tract and the north line of said County Road 4196, 320.30 feet to a capped 1/2 inch iron rod set for the POINT OF BEGINNING;

THENCE North, leaving the south line of said 99.786 acre tract and the north line of said County Road 4196, 1464.46 feet to a capped 1/2 inch iron rod set for corner in the south line of a called 47.373 acre tract as recorded in Document Number 201412909, County Clerk Records, Wise County, Texas;

THENCE East, with said south line, 312.25 feet to a capped 1/2 inch iron rod set for corner;

THENCE South, leaving said south line, 1459.58 feet to a capped 1/2 inch iron rod set for corner in a south line of said 99.786 acre tract;

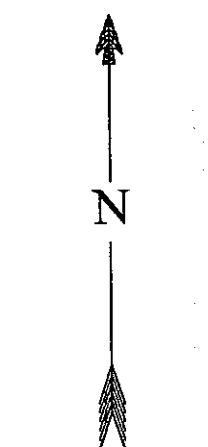
THENCE South 89 degrees 06 minutes 16 seconds West, with the south line of said 99.786 acre tract and the north line of said County Road 4196, 216.37 feet to a 1/2 inch iron rod found for corner;

THENCE South 88 degrees 48 minutes 00 seconds West, continuing with a south line of said 99.786 acre tract and the north line of said County Road 4196, 95.92 feet to the POINT OF BEGINNING and containing 10.480 acres of land, more or less.

SURVEY SHOWING A 10.48 ACRE TRACT IN THE SAMUEL ISAACS SURVEY ABSTRACT NO. 454 WISE COUNTY, TEXAS

Notes: The easements recorded in Vol. 97, Pg. 11; Vol. 212, Pg. 483; Vol. 212, Pg. 463; Vol. 219, Pg. 427; Vol. 233, Pg. 49; Vol. 243, pg. 260; Vol. 310, Pg. 239, DRWCT; Vol. 1141, Pg. 662; Vol. 1146, Pg. 465; Vol. 1958, Pg. 18; Vol. 1991, Pg. 361, OPRWCT, are blanket easements and/or grant ingress & egress rights and may affect this property. There are pipelines and evidence of pipelines on and crossing this property, the approximate location of pipelines and pipeline signs and appurtenances are shown hereon. The owner and/or contractors should always have underground utilities and pipelines located and marked by appropriate companies before any excavation and/or construction. The bearings are based on the west line of 99.786 acre tract being North and is shown as reference bearing hereon.

Additional Information: The rights-of-way in Vol. 1958, Pg. 18; Vol. 1991, Pg. 361, OPRWCT, do not cross this property, however the instruments grant ingress & egress rights that may affect this property.



Scale: 1" = 200'

I, the undersigned, hereby certify that the survey map hereon, and the accompanying description, depicts and describes the result of a careful and accurate survey, made on the ground, and to the best of my knowledge and belief, is a true and correct depiction and description of the property surveyed, and that there are no apparent encroachments or protrusions across boundary lines, shortages in area of boundary, except as shown hereon. The only easements the undersigned has knowledge, are those as shown, however this property is subject to any and all easements, reservations, and restrictions that may be of record. Any reference to the 100 year floodplain or flood hazard zone, is an estimate based on the data stated hereon, and should not be interpreted as a study or determination of the flooding propensities of the property.

Note: This survey was performed in connection with the transaction described in: GF No. 15-41131-DRL for Wise County Title Company.

Arrow-Surveying
FIRM REGISTRATION NO. 10010800
P.O. Box 902, Decatur, Texas 76234
Ph. (940) 626-8034 e-mail: arrowsurvey@aol.com

• Iron Rod Set —X—X— Wood or Wire Fence ○ GM Gas Meter
○ Iron Rod Found —u—u— Overhead Utilities △ EM Electric Meter
△ Control Monument [AQ] Air Conditioner ∅ PP Power Pole

All iron rods are 1/2" rebar unless otherwise noted.



Troy Allen Roop
Registered Professional
Land Surveyor No. 5141

Date: 6-25-15
Drawn by: TR
Job No. 1508008-CYG

15-41131-DRL