

NORTH
SCALE 1" = 200'

LEGEND

- C.M. = CONTROLLING MONUMENT
- = POWER POLE
- = CURBLINE
- ▲ = US CABLE SIGN
- ⊙ = GAS METER
- ⊕ = WATER VALVE

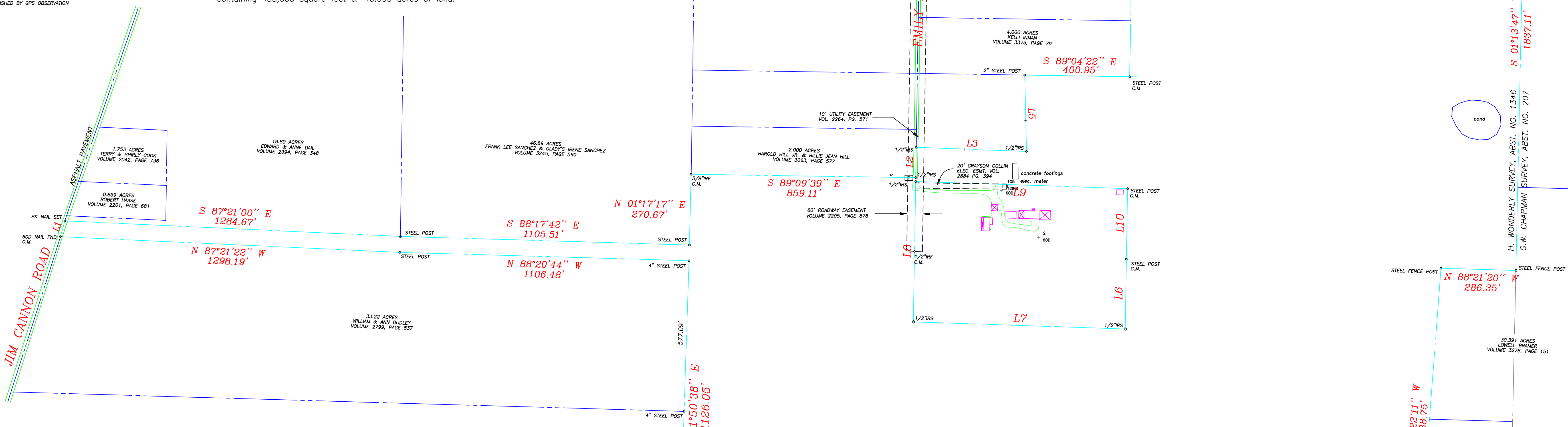
NOTES:
BEARING SHOWN ARE BASED ON TRUE NORTH
AS ESTABLISHED BY GPS OBSERVATION

SAVE & EXCEPT

BEING a 10,000 acre tract of land situated in the Henry Wonderly Survey, Abstract No. 1346, Grayson County, Texas, and also being part of a 10,288 acre tract as conveyed to Raymond and Irene Webb as recorded in Volume 2205, Page 878, Deed Records Grayson County Texas, and also being part of a 80.78 acre tract as conveyed to Raymond and Irene Webb as recorded in Volume 2468, Page 590, D.R.G.C.T. and being more particularly described by metes and bounds as follows:
BEGINNING at a steel fence post at the southwest corner of a 60,477 acre tract conveyed to Raymond and Irene Webb as recorded in Volume 2339, Page 898, D.R.G.C.T., said post also being the southeast corner of said 10,288 acre tract;
THENCE South 00 degrees 59 minutes 06 seconds West a distance of 267.66 feet to a 1/2 inch iron rod set for corner;
THENCE North 88 degrees 05 minutes 33 seconds West a distance of 810.30 feet to a 1/2 inch iron rod found for corner;
THENCE North 00 degrees 55 minutes 07 seconds East a distance of 537.45 feet to a 1/2 inch iron rod set for corner;
THENCE South 88 degrees 05 minutes 33 seconds East a distance of 810.93 feet to a steel post found for corner in the west line of said 60,477 acre tract;
THENCE South 00 degrees 59 minutes 06 seconds West following the west line of said 60,477 acre tract a distance of 269.78 feet to the POINT OF BEGINNING and containing 435,600 square feet or 10,000 acres of land.

NUMBER	DIRECTION	DISTANCE
L1	N 15°08'47" E	62.64'
L2	N 00°55'07" E	115.67'
L3	S 87°55'31" E	422.04'
L5	N 01°18'20" W	292.06'
L6	S 00°59'06" W	267.66'
L7	N 88°05'33" W	810.30'
L8	N 00°53'07" E	537.45'
L9	S 88°05'33" E	810.93'
L10	S 00°59'06" W	269.78'

NOTE:
THE EASEMENT TO SOUTH GRAYSON WATER SUPPLY CORP. AS RECORDED IN VOLUME 1102, PAGE 167 CANNOT BE LOCATED BY REFERENCE TO THIS TRACT AND THEREFORE MAY CROSS THIS TRACT.



LEGAL DESCRIPTION

BEING a tract of land situated in the Henry Wonderly Survey, Abstract No. 1346, Grayson County, Texas, and also being part of a tract 1 and 2 as conveyed to Raymond and Irene Webb as recorded in Volume 2264, Page 571 of the Deed Records of Grayson County, Texas, being part of a 10,288 acre tract as conveyed to Raymond and Irene Webb as recorded in Volume 2205, Page 878, D.R.G.C.T., being all of a 60,477 acre tract as conveyed to Raymond and Irene Webb as recorded in Volume 2339, Page 898, D.R.G.C.T., and being all of a 80.78 acre tract as conveyed to Raymond and Irene Webb as recorded in Volume 2468, Page 590, D.R.G.C.T. and being more particularly described by metes and bounds as follows:
BEGINNING at a 4 inch steel fence post at the northeast corner of said 60,477 acre tract in the east line of said Wonderly Survey;
THENCE South 1 degree 13 minutes 47 seconds West following the east line of said 60,477 acre tract a distance of 1837.11 feet to a steel fence post for corner at the southeast corner of said 60,477 acre tract;
THENCE North 88 degrees 21 minutes 20 seconds West following the south line of said 60,477 acre tract a distance of 286.35 feet to a steel post for corner at the northeast corner of said 80.78 acre tract;
THENCE South 4 degrees 22 minutes 11 seconds West following the east line of said 80.78 acre tract a distance of 1188.75 feet to a 1/2 inch iron rod found for corner at the southeast corner of said 80.78 acre tract;
THENCE North 88 degrees 16 minutes 40 seconds West following the south line of said 80.78 acre tract a distance of 953.42 feet to a capped iron rod found for corner;
THENCE North 88 degrees 11 minutes 39 seconds West following the south line of said 80.78 acre tract a distance of 227.48 feet to a capped iron rod found for corner;
THENCE North 88 degrees 17 minutes 30 seconds West following the south line of said 80.78 acre tract a distance of 500.05 feet to a capped iron rod found for corner;
THENCE North 88 degrees 00 minutes 38 seconds West following the south line of said 80.78 acre tract a distance of 682.62 feet to a 3/8 inch iron rod found for corner;
THENCE North 88 degrees 09 minutes 52 seconds West following the south line of said 80.78 acre tract a distance of 458.83 feet to a 1/2 inch iron rod found for corner at the southeast corner of a 33,234 acre tract as recorded in Volume 2939, Page 578, D.R.G.C.T.;

THENCE North 1 degree 50 minutes 38 seconds East following the east line of said 33,234 acre tract passing at 548.95 a 4 inch steel post marking the northeast corner of a 33,234 acre tract and the southeast corner of a 33,22 acre tract as recorded in Volume 2799, Page 837, D.R.G.C.T., and continuing in all a distance of 1126.05 feet to a 4 inch steel fence post for corner;
THENCE North 88 degrees 20 minutes 44 seconds West following the north line of said 33,22 acre tract a distance of 1106.48 feet to a 4 inch steel fence post found for corner;
THENCE North 87 degrees 21 minutes 22 seconds West following the north line of said 33,22 acre tract a distance of 1298.19 feet to a 60 d nail found for corner in Jim Cannon Road (asphalt pavement);
THENCE North 15 degrees 06 minutes 47 seconds East following Jim Cannon Road a distance of 62.64 feet to a PK nail set for corner;
THENCE South 87 degrees 21 minutes 00 seconds East a distance of 1284.67 feet to a steel post for corner;
THENCE South 88 degrees 17 minutes 42 seconds East a distance of 1105.51 feet to a steel fence post found for corner at the southeast corner of a 46.89 acre tract as conveyed to Frank and Gladys Sanchez as recorded in Volume 3245, Page 560, D.R.G.C.T.;
THENCE North 1 degree 17 minutes 17 seconds East following the east line of said 46.89 acre tract a distance of 270.67 feet to a 5/8 inch iron rod found for corner at the southwest corner of a 2.00 acre tract as conveyed to Harold and Billie Jean Hill as recorded in Volume 3063, Page 577, D.R.G.C.T.;
THENCE South 89 degrees 09 minutes 39 seconds East following the north line of said tract 1 a distance of 988.97 feet to a 4 inch steel fence post for corner at the northwest corner of said 60,477 acre tract.
THENCE North 85 degrees 56 minutes 01 seconds East following the north line of said 60,477 acre tract a distance of 1501.37 feet to the POINT OF BEGINNING and containing 6,837,139 square feet or 156,959 acres of land.

THENCE South 89 degrees 04 minutes 22 seconds East following the north line of said tract 1 a distance of 988.97 feet to a 4 inch steel fence post for corner at the northwest corner of said 60,477 acre tract.
THENCE North 1 degree 04 minutes 43 seconds East following the west line of said 60,477 acre tract a distance of 988.97 feet to a 4 inch steel fence post for corner at the northwest corner of said 60,477 acre tract.
THENCE North 85 degrees 56 minutes 01 seconds East following the north line of said 60,477 acre tract a distance of 1501.37 feet to the POINT OF BEGINNING and containing 6,837,139 square feet or 156,959 acres of land.

156.959 ACRES
10.000 ACRES SAVE & EXCEPT
146.959 ACRES

SURVEYOR'S CERTIFICATE

The survey shown hereon is a true representation of the property as determined by a survey made on the ground and under my personal supervision. All visible improvements are as shown. There are no visible encroachments, conflicts, or protrusions, except as shown. This survey conforms to the Texas Board of Professional Land Surveyors' Minimum Standards of Practice, as adopted by the Board effective September 1, 1992. The property is subject to all easements of record.

David J. Surdukan R.P.L.S. No. 4613

BOUNDARY SURVEY
156.959 ACRES
SAVE & EXCEPT 10.000 ACRES
146.959 ACRES NET
HENRY WONDERLY SURVEY
ABSTRACT NO. 1346
GRAYSON COUNTY, TEXAS
G.F.No. 042985BC-300

SURDUKAN SURVEYING, INC.
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