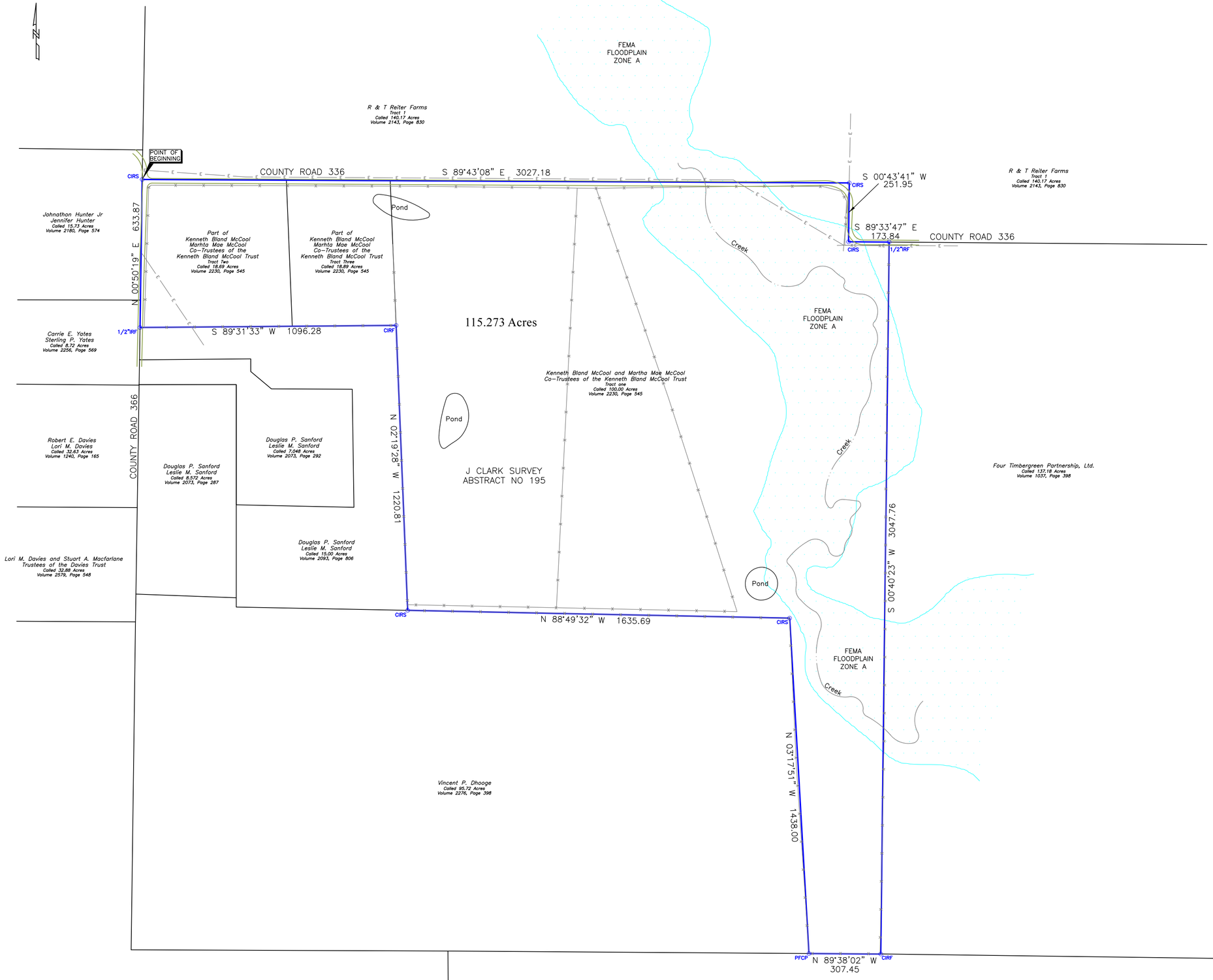

FIELD NOTES

SITUATED in the State of Texas, County of Cooke, being part of the J Clark Survey, Abstract No. 195, being all of a called 100 acre tract described as Tract One, part of a called 18.69 acre tract described as Tract Two, and part of a called 18.89 acre tract described as Tract Three in a deed conveyed to Kenneth Bland McCool and Martha Mae McCool, Co-Trustees of the Kenneth Bland McCool Trust established July 11, 2016, recorded in Volume 2230, Page 545, Deed Records, Cooke County, Texas, and being more particularly described as follows;

BEGINNING at a capped iron rod set at the intersection of County Road 366 and County Road 336 marking the northwest corner of said McCool Tract Two and the southwest corner of a called 140.17 acre tract conveyed to R & T Reiter Farms in a deed recorded in Volume 2143, Page 830;

THENCE with the north line of said McCool tracts, the south line of said Reiter tract and in County Road 336, South 89°43'08" East, 3027.18 feet to a capped iron rod set at a turn in said road;

THENCE with the east line of said McCool Tract One, the west line of said Reiter tract and in County Road 336, South 00°43'41" West, 251.95 feet to a capped iron rod set at a turn in said road;

THENCE with the north line of said McCool Tract One, the south line of said Reiter tract and in County Road 336, South 89°33'47" East, 173.84 feet to a 1/2" iron rod found marking the northeast corner of said McCool Tract One and the northwest corner of a called 137.18 acre tract conveyed to Four Timbergreen Partnership, Ltd. in a deed recorded in Volume 1037, Page 398;

THENCE departing said road, with the east line of said McCool Tract One and the west line of said Timbergreen tract, South 00°40'23" West, 3047.76 feet to a capped iron rod found marking the southeast corner of said McCool Tract One;

THENCE with the south line of said McCool Tract One, North 89°38'02" West, 307.45 feet to a pipe fence corner post marking the southeast corner of a called 95.72 acre tract conveyed to Vincent P. Dhooge in a deed recorded in Volume 2276, Page 398;

THENCE with the west line of said McCool Tract One and the east line of said Dhooge tract, North 03°17'51" West, 1438.00 feet to a capped iron rod set marking the northeast corner of said Dhooge tract at an ell corner of said McCool Tract One;

THENCE with the south line of said McCool Tract One and the north line of said Dhooge tract, North 88°49'32" West, 1635.69 feet to a capped iron rod set marking the southeast corner of said McCool Tract Three and the southeast corner of a called 15.00 acre tract conveyed to Douglas P. Sanford and Leslie M. Sanford in a deed recorded in Volume 2093, Page 806;

THENCE with the east line of said Sanford tract, North 02°19'28" West, 1220.81 feet to a capped iron rod found marking the northeast corner of said Sanford tract;

THENCE the north line of said Sanford tract, South 89°31'33" West, 1096.28 feet to a 1/2" iron rod found in County Road 366 marking the northwest corner of said Sanford tract;

THENCE with the west line of said McCool Tract Two and in said road, North 00°50'19" East, 633.87 feet to the point of beginning and containing 115.273 acres of land.

GENERAL NOTES:
1) Source bearing is based on Texas State Plane Coordinate System NAD 83 North Central Zone 4202.
2) Surveyors seal will appear in red ink on original survey plats.
3) This Survey was performed with the benefit of Title Commitment GF No 90945. Effective Date: August 4, 2023. Supplied by: Howeth Title Company.
Schedule B Items:
10d. Easement granted to Denton County Electric Cooperative recorded in Volume 377, Page 144 is blanket in nature.

Part of the subject property is shown by graphical scaling to lie within Special Flood Hazard Area inundated by 100 year flood per Map No. 48097 C0525 C of the F.E.M.A. Flood Insurance Rate Maps of Unincorporated Areas, Cooke County, Texas, dated January 16, 2008. (Zone A)

CERTIFICATION

To: Howeth Title Company
YAXS, LLC

I hereby certify that this survey was made on the ground as per the field notes shown on this survey and is true, correct and accurate as to the boundaries and areas of the subject property and if shown the location and type of buildings and other visible improvements thereon, if any, there are no visible easements, encroachments or protrusions except as shown and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way of which I have been informed of by title commitment or survey request, or other source, affecting the subject property.

Joel Wilhite
Registered Professional Land Surveyor, No. 5190

STATE OF TEXAS
REGISTERED
JAMES JOEL WILHITE
5190
PROFESSIONAL
LAND SURVEYOR

LEGEND

IRF	=	IRON ROD FOUND
CIRF	=	CAPPED IRON ROD FOUND
CIRS	=	CAPPED IRON ROD SET
PFCP	=	PIPE FENCE CORNER POST
P.P.	=	POWER POLE
-E-	=	OVERHEAD LINE
-X-	=	FENCE LINE
	=	BOUNDARY LINE

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Firm No. 10083800

Job No 20232014

0 300 600
SCALE 1"=300' @ 18X24

LAND TITLE SURVEY

COUNTY ROAD 366 & COUNTY ROAD 336
115.273 ACRES
J. CLARK SURVEY
ABSTRACT NO 195
COOKE COUNTY, TEXAS

AUGUST 31, 2023