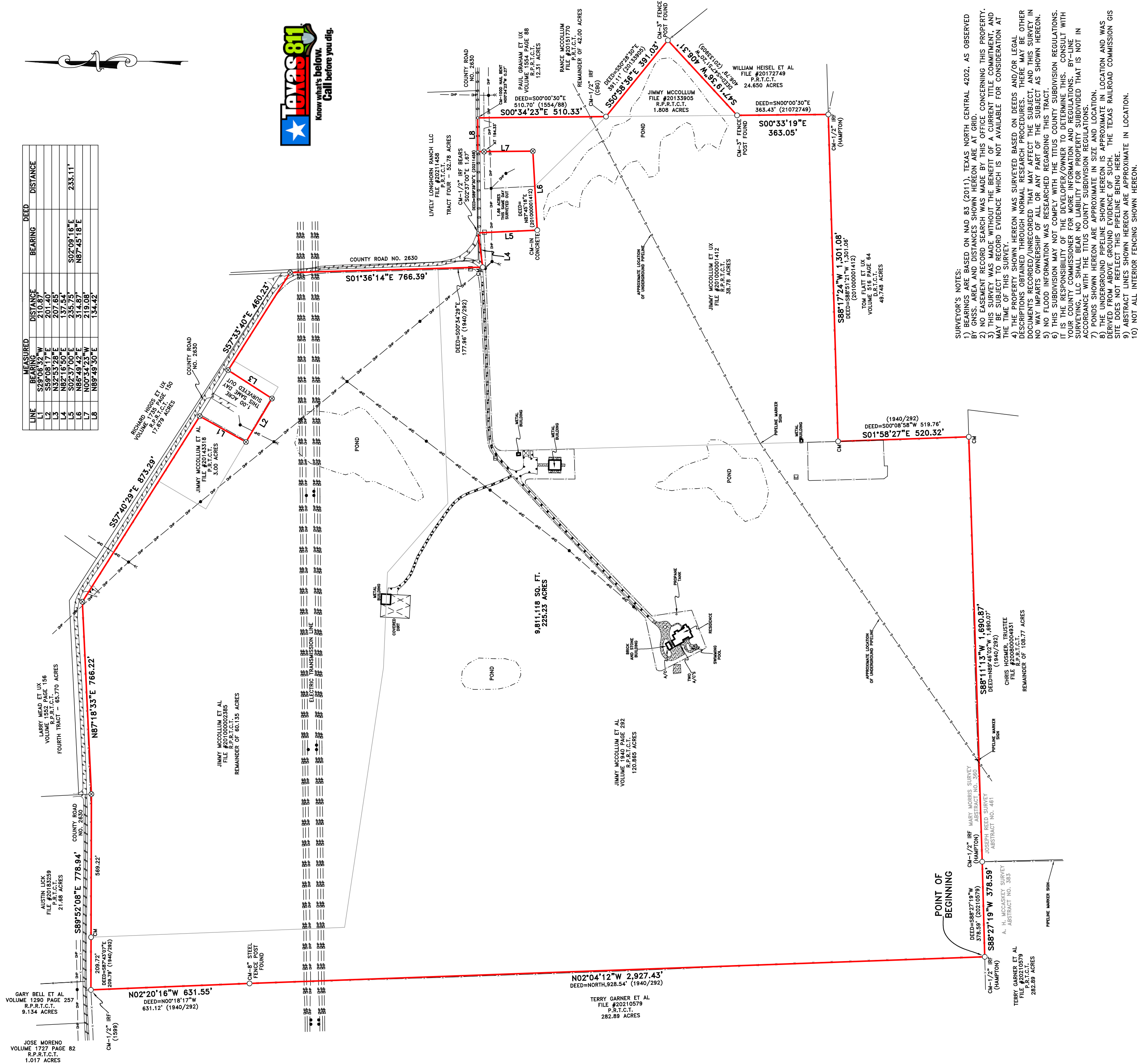


LINE	MEASURED		DEED	
	BEARING	DISTANCE	BEARING	DISTANCE
L1	S59°08'17" E	201.40'		
L2	S59°08'17" E	201.40'		
L3	N32°53'28" E	207.65'		
L4	N22°16'50" E	137.54'		
L5	S22°16'50" E	137.54'	S20°00'18" E	235.11'
L6	S22°16'50" E	335.59'		
L7	N00°44'23" W	219.08'	N67°45'18" E	
L8	N89°49'50" E	134.42'		



## LEGAL DESCRIPTION

Being a lot, tract or parcel of land situated in the Mary Morris Survey, Abstract No. 360, Tllus County, Texas, and being all of that certain called 120.865 acre tract of land conveyed from O. M. Reichert to Jimmy McCallum et al., by Warranty Deed, as recorded in Volume 1940, Page 292, Real Property Records, Tllus County, Texas, being all of that certain called 38.78 acre tract of land conveyed from James Trammel et al. to Jimmy McCallum et ux, by Warranty Deed, as recorded in File #20100001412, Real Property Records, Tllus County, Texas, being all of the remainder of that certain called 60.135 acre tract of land conveyed from O. M. Reichert to Jimmy McCallum et al., by Warranty Deed, as recorded in File #20100002365, Real Property Records, Tllus County, Texas, being all of that certain called 3.00 acre tract of land conveyed from Jimmy McCallum et ux to Jimmy McCallum et ux, by Warranty Deed, as recorded in File #20100002365, Real Property Records, Tllus County, Texas, being all of that certain called 3.00 acre tract of land, as recorded in File #20133905, Real Property Records, Tllus County, Texas, being part of that certain called 3.00 acre tract of land, as recorded in File #20143318, Public Records, Tllus County, Texas, by General Warranty Deed, as recorded in File #20143318, Public Records, Tllus County, Texas, and being part of the remainder of that certain called 42.00 acre tract of land conveyed from Jimmy McCallum et ux to Ronce McCallum, by Warranty Deed, as recorded in File #20151770, Public Records, Tllus County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GNSS. Area and distances reflected herein are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found (Hampton) at the Southwest corner of said 120.865 acre tract; and an ell corner of a 282.89 acre tract of land conveyed to Terry Garner et al, by deed recorded in File #20210579, Public Records, Tarrant County, Texas; THENCE, North 02 Degrees 04 Minutes 12 Seconds West, along the West line of said 120.865 acre tract, and an East line of said 282.89 acre tract, a distance of 2,921.43 feet to an 8 inch steel fence post found for corner;

THENCE, North 02 Degrees 20 Minutes 16 Seconds West, continuing along the West line of said 120.865 acre tract, and an East line of said 282.89 acre tract, a distance of 631.55 feet to a 1/2 inch iron rod found marked (1599) at the Northwest corner of said 120.865 acre tract, said point lying on the South side of County Road No. 2630;

THENCE, South 89 Degrees 08 Seconds East, along a North line of said 120.865 acre tract, and the South side of said County Road No. 2630, passing at a distance of 209.72 feet, a 1/2 inch iron rod found at a Northeast corner of said 120.865 acre tract, and a Northwest corner of the remainder of said 60.135 acre tract, and continuing the same course in all a total distance of 778.94 feet to a 1/2 inch iron rod set marked (BY—LINE) for corner;

THENCE, North 87 Degrees 18 Minutes 33 Seconds East, continuing along a North line of the remainder of said 60.135 acre tract, and along the South side of said County Road No. 2630, a distance of 786.22 feet to a 1/2 inch iron rod set marked (BY—LINE) at a Northeast corner of the remainder of said 60.135 acre tract;

THENCE, South 57 Degrees 40 Minutes 29 Seconds East, continuing along a North line of the remainder of said 60.135 acre tract, and continuing along the South side of said County Road No. 2630, passing a Northeast corner of the remainder of said 60.135 acre tract, and continuing along the same course in all a total distance of 873.29 feet to a 1/2 inch iron rod set marked (BY—LINE) at the Northwest corner of a 1.00 acre tract of land this same day surveyed out;

THENCE, South 29 Degrees 06 Minutes 32 Seconds West, along the West line of said 1.00 acre tract, passing the South line of said 3.00 acre tract, and a North line of the remainder of said 60.135 acre tract, and continuing the same course in all a total distance of 210.87 feet to a 1/2 inch iron rod set marked (BY—LINE) at the Southwest corner of said 1.00 acre tract;

THENCE, South 59 Degrees 08 Minutes 17 Seconds East, along the South line of said 1.00 acre tract, a distance of 201.40 feet to a 1/2 inch iron rod set marked (BY—LINE) at the Southeast corner of said 1.00 acre tract;

THENCE, North 32 Degrees 53 Minutes 28 Seconds East, along the East line of said 1.00 acre tract, passing a North line of the remainder of said 60.135 acre tract, and the South line of said 3.00 acre tract, and continuing the same course in all a total distance of 207.65 feet to a 1/2 inch iron rod set marked (BY—LINE) at the Northeast corner of said 1.00 acre tract, said point lying on the South side of said County Road No. 2630;

THENCE, South 57 Degrees 33 Minutes 40 Seconds East, along the South side of said County Road No. 2630, passing a Northwest corner of the remainder of said 60.135 acre tract, and continuing the same course in all a total distance of 460.23 feet to a 1/2 inch iron rod set marked (BY-UNE) at a Northeast corner of the remainder of said 60.135 acre tract;

THENCE, South 01 Degrees 36 Minutes 14 Seconds East, along an East line of the remainder of said 60.135 acre tract, and the West side of said County Road No. 2630, passing the Southeast corner of the remainder of said 60.135 acre tract, and a Northeast corner of said 120.865 acre tract, and continuing the same course in all a total distance of 766.39 feet to a 1/2 inch iron rod found at a Southeast corner of said 120.865 acre tract, said point lying in a North line of said 38.78 acre tract;

THENCE, North 82 Degrees 16 Minutes 50 Seconds East, along a North line of said 38.78 acre tract, a distance of 137.54 feet to a point for corner at a Northeast corner of said 38.78 acre tract, the Northwest corner of the remainder of said 42.00 acre tract, and the Northwest corner of a 1.66 acre tract of land this same day surveyed out, said point lying in a South line of a 52.78 acre tract of land, called Tract Four, conveyed to Lively Longhorn Ranch LLC, by deed recorded in File #20211458, Public Records, Titus County, Texas, and in said County Road No. 2630, from said point, a 1/2 inch iron rod found, bears South 02 Degrees 37 Minutes 00 Seconds East, at distance of 1.67 feet;

THENCE, South 02 Degrees 37 Minutes 00 Seconds East, long an East line of said 38.78 acre tract, a West line of the remainder of said 42.00 acre tract, and the West line of said 1.66 acre tract, a distance of 235.75 feet to a 1/2 inch iron rod found in concrete at an ell corner of said 38.78 acre tract, the Southwest corner of the remainder of said 42.00 acre tract, and the Southwest corner of said 1.66 acre tract;

THENCE, North 86 Degrees 49 Minutes 42 Seconds East, along a North line of said 36.78 acre tract, a South line of the remainder of said 42.00 acre tract, and the South line of said 1.66 acre tract, passing a Northeast corner of said 38.78 acre tract, and an ell corner of the remainder of said 42.00 acre tract, and continuing the same course in all a total distance of 314.87 feet to a 1/2 inch iron rod set marked (BY—LINE) at the Southeast corner of said 1.66 acre tract;

THENCE, North 00 Degrees 34 Minutes 23 Seconds West, 194.33 feet, a 1/2 inch iron rod set with cap stamped (BY—LINE) for witness, and continuing on for a total of 219.08 feet to a point for corner in said County Road No. 2630 at the Northeast corner of said 1.66 acre tract, said point being in the South line of said 52.78 acre tract, and a North line of the remainder of said 42.00 acre tract;

THENCE North 89 Degrees 49 Minutes 30 Seconds East along a North line of the remainder of said 42.00 acre tract, the South line of said 52.78 acre tract, and said County Road No. 2630, a distance of 134.42 feet to a point for corner at the Northeast corner of the remainder of said 42.00 acre tract, and the Northwest corner of a called 12.51 acre tract conveyed to Paul Graham et ux, by deed as recorded in Volume 1554, Page 88, Real Property Records, Tllus County, Texas, from said point, a 1000' nail round, bears North 00 Degrees 34 Minutes 25 Seconds West, a distance of 0.27 feet;

THENCE, South 00 Degrees 33 Minutes 23 Seconds East, along the East line of the remainder of said 42.00 acre tract, and the West line of said 12.31 acre tract, a distance of 510.33 feet to a 1/2 inch iron rod found marked (CBC) at the South corner of the remainder of said 42.00 acre tract, the North corner of said 1,808 acre tract, and an angle point in an East line of said 38.78 acre tract;

THENCE, South 50 Degrees 58 Minutes 36.03 Seconds East, along the Northeast line of said 1,808 acre tract, and the Southwest line of said 12.31 acre tract, a distance of 391.03 feet to a 3 inch fence post found at the East corner of said 1,808 acre tract, and the North corner of a 24,850 acre tract and conveyed to William Haisel et al, by deed recorded in File #201727249, Public Records, Tarrant County, Texas;

THENCE, South 47 Degrees 19 Minutes 36 Seconds West, continuing along the Southeast line of said 1.808 acre tract, and a Northwest line of said 24.650 acre tract, a distance of 406.31 feet to a 3 inch fence post found at the South corner of said 1.808 acre tract, and an angle point in the West line of said 24.650 acre tract, said point lying in an East line of said 38.78 acre tract;

THEENCE, South 00 Degrees 33 Minutes 19 Seconds East, along an East line of said 38.78 acre tract, and a West line of said 24.650 acre tract, a distance of 363.05 feet to a 1/2 inch iron rod found marked (Hampton) at the Southeast corner of said 38.78 acre tract, and a Southwest corner of said 24.650 acre tract, said point lying in the North line of a 49.478 acre tract of land conveyed to Tom Platt et ux, by deed recorded in Volume 516, Page 64, Deed Records, Titus County, Texas;

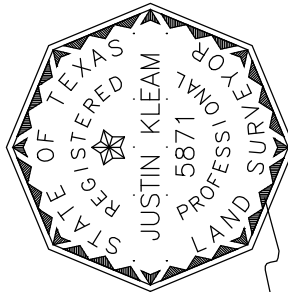
THENCE, South 88 Degrees 17 Minutes 24. Seconds West, along the South line of said 38.78 acre tract, and the North line of said 49.478 acre tract, a distance of 1,301.08 feet to a 1/2 inch iron rod found at the Southwest corner of said 38.78 acre tract, and the Northwest corner of said 49.478 acre tract, said point lying in an East line of said 120.865 acre tract;

THENCE, South 01 Degrees 58 Minutes 27 Seconds East, along an East line of said 120.865 acre tract, and a West line of said 49.478 acre tract, a distance of 520.32 feet to a 1/2 inch iron rod found at a Southeast corner of said 120.865 acre tract, and a Southwest corner of said 49.478 acre tract, said point lying in the North line of the remainder of an 108.77 acre tract of land conveyed to Chris Homer, Trustee, by deed recorded in File #200800004931, Real Property Records, Titus County, Texas;

THENCE, South 88 Degrees 11 Minutes 13. Seconds West, along a South line of said 120.865 acre tract, and the North line of the remainder of said 108.77 acre tract, a distance of 1,690.87 feet to a 1/2 inch iron rod found marked (Hampton) at the Northwest corner of the remainder of said 108.77 acre tract, and a Northeast corner of said 282.89 acre tract;

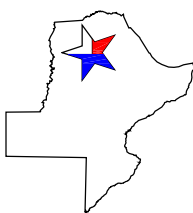
THENCE, South 88 Degrees 27 Minutes 19 Seconds West, continuing along a South line of said 120.865 acre tract, and a North line of said 282.89 acre tract, a distance of 378.59 feet to the POINT OF BEGINNING and CONTAINING 9,811,118 square feet or 225.23 acres of land.

I, Justin Klean RPLS No. 5871, do hereby certify to: Mayben Realty, as client: That the Plat of Survey shown hereon is a correct, and accurate representation of the property lines, and dimensions as indicated; and EXCEPT AS SHOWN, all improvements are located within the boundaries, and there are no visible, and apparent encroachments or protrusions on the ground. Use of this survey by any other parties and/or for other purposes shall be at user's own risk, and any loss resulting from other use shall not be the responsibility of the undersigned.



BY: JUSTIN KLEAM  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 5871

25-23 ACRES MAYBEN REALTY, INC. ABSTRACT NO. 360 TITUS COUNTY, TEXAS COUNTY ROAD NO. 2630
DATE: 06/22/22
SCALE: 1" = 300'
JOB NO.: 2022-936
CLIENT: MAYBEN REALTY
TECHNICIAN: LER

BY-LINE  
RVEYING LLC

P.O. BOX 834  
Emory, Tx 75440  
h: (903) 473-5150  
firm No: 10194233  
by: linesurveying.com

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## LEGAL DESCRIPTION

Being a lot, tract or parcel of land situated in the Mary Morris Survey, Abstract No. 360, Titus County, Texas, and being all of that certain called 120.865 acre tract of land conveyed from O. M. Reichert to Jimmy McCollum et al, by Warranty Deed, as recorded in Volume 1940, Page 292, Real Property Records, Titus County, Texas, being all of that certain called 38.78 acre tract of land conveyed from James Trammell et al to Jimmy McCollum et ux, by Warranty Deed, as recorded in File #201000001412, Real Property Records, Titus County, Texas, being all of the remainder of that certain called 60.135 acre tract of land conveyed from O. M. Reichert to Jimmy McCollum et al, by Warranty Deed, as recorded in File #201000002385, Real Property Records, Titus County, Texas, being all that certain 1.808 acre tract of land conveyed from Luminant Mining Company LLC to Jimmy McCollum, by Special Warranty Deed, as recorded in File #20133905, Real Property Records, Titus County, Texas, being part of that certain called 3.00 acre tract of land conveyed from Michelle Woodruff to Jimmy McCollum et al, by General Warranty Deed, as recorded in File #20143318, Public Records, Titus County, Texas, and being part of the remainder of that certain called 42.00 acre tract of land conveyed from Jimmy McCollum et ux to Rance McCollum, by Warranty Deed, as recorded in File #20151770, Public Records, Titus County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GNSS. Area and distances reflected hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found marked (Hampton) at the Southwest corner of said 120.865 acre tract, and an ell corner of a 282.89 acre tract of land conveyed to Terry Garner et al, by deed recorded in File #20210579, Public Records, Titus County, Texas;

THENCE, North 02 Degrees 04 Minutes 12 Seconds West, along the West line of said 120.865 acre tract, and an East line of said 282.89 acre tract, a distance of 2,927.43 feet to an 8 inch steel fence post found for corner;

THENCE, North 02 Degrees 20 Minutes 16 Seconds West, continuing along the West line of said 120.865 acre tract, and an East line of said 282.89 acre tract, a distance of 631.55 feet to a 1/2 inch iron rod found marked (1599) at the Northwest corner of said 120.865 acre tract, said point lying on the South side of County Road No. 2630;

THENCE, South 89 Degrees 52 Minutes 08 Seconds East, along a North line of said 120.865 acre tract, and the South side of said County Road No. 2630, passing at a distance of 209.72 feet, a 1/2 inch iron rod found at a Northeast corner of said 120.865 acre tract, and a Northwest corner of the remainder of said 60.135 acre tract, and continuing the same course in all a total distance of 778.94 feet to a 1/2 inch iron rod set marked (BY-LINE) for corner;

THENCE, North 87 Degrees 18 Minutes 33 Seconds East, continuing along a North line of the remainder of said 60.135 acre tract, and the South side of said County Road No. 2630, a distance

of 766.22 feet to a 1/2 inch iron rod set marked (BY-LINE) at a Northeast corner of the remainder of said 60.135 acre tract;

THENCE, South 57 Degrees 40 Minutes 29 Seconds East, continuing along a North line of the remainder of said 60.135 acre tract, and the South side of said County Road No. 2630, passing a Northeast corner of the remainder of said 60.135 acre tract, and continuing the same course in all a total distance of 873.29 feet to a 1/2 inch iron rod set marked (BY-LINE) at the Northwest corner of a 1.00 acre tract of land this same day surveyed out;

THENCE, South 29 Degrees 06 Minutes 32 Seconds West, along the West line of said 1.00 acre tract, passing the South line of said 3.00 acre tract, and a North line of the remainder of said 60.135 acre tract, and continuing the same course in all a total distance of 210.87 feet to a 1/2 inch iron rod set marked (BY-LINE) at the Southwest corner of said 1.00 acre tract;

THENCE, South 59 Degrees 08 Minutes 17 Seconds East, along the South line of said 1.00 acre tract, a distance of 201.40 feet to a 1/2 inch iron rod set marked (BY-LINE) at the Southeast corner of said 1.00 acre tract;

THENCE, North 32 Degrees 53 Minutes 28 Seconds East, along the East line of said 1.00 acre tract, passing a North line of the remainder of said 60.135 acre tract, and the South line of said 3.00 acre tract, and continuing the same course in all a total distance of 207.65 feet to a 1/2 inch iron rod set marked (BY-LINE) at the Northeast corner of said 1.00 acre tract, said point lying on the South side of said County Road No. 2630;

THENCE, South 57 Degrees 33 Minutes 40 Seconds East, along the South side of said County Road No. 2630, passing a Northwest corner of the remainder of said 60.135 acre tract, and continuing the same course in all a total distance of 460.23 feet to a 1/2 inch iron rod set marked (BY-LINE) at a Northeast corner of the remainder of said 60.135 acre tract;

THENCE, South 01 Degrees 36 Minutes 14 Seconds East, along an East line of the remainder of said 60.135 acre tract, and the West side of said County Road No. 2630, passing the Southeast corner of the remainder of said 60.135 acre tract, and a Northeast corner of said 120.865 acre tract, and continuing the same course in all a total distance of 766.39 feet to a 1/2 inch iron rod found at a Southeast corner of said 120.865 acre tract, said point lying in a North line of said 38.78 acre tract;

THENCE, North 82 Degrees 16 Minutes 50 Seconds East, along a North line of said 38.78 acre tract, a distance of 137.54 feet to a point for corner at a Northeast corner of said 38.78 acre tract, the Northwest corner of the remainder of said 42.00 acre tract, and the Northwest corner of a 1.66 acre tract of land this same day surveyed out, said point lying in a South line of a 52.78 acre tract of land, called Tract Four, conveyed to Lively Longhorn Ranch LLC, by deed recorded in File #20211458, Public Records, Titus County, Texas, and in said County Road No. 2630, from



said point, a 1/2 inch iron rod found, bears South 02 Degrees 37 Minutes 00 Seconds East, aa distance of 1.67 feet;

THENCE, South 02 Degrees 37 Minutes 00 Seconds East, long an East line of said 38.78 acre tract, a West line of the remainder of said 42.00 acre tract, and the West line of said 1.66 acre tract, a distance of 235.75 feet to a 1/2 inch iron rod found in concrete at an ell corner of said 38.78 acre tract, the Southwest corner of the remainder of said 42.00 acre tract, and the Southwest corner of said 1.66 acre tract;

THENCE, North 86 Degrees 49 Minutes 42 Seconds East, along a North line of said 38.78 acre tract, a South line of the remainder of said 42.00 acre tract, and the South line of said 1.66 acre tract, passing a Northeast corner of said 38.78 acre tract, and an ell corner of the remainder of said 42.00 acre tract, and continuing the same course in all a total distance of 314.87 feet to a 1/2 inch iron rod set marked (BY-LINE) at the Southeast corner of said 1.66 acre tract;

THENCE, North 00 Degrees 34 Minutes 23 Seconds West, along the East line of said 1.66 acre tract, and passing at a distance of 194.33 feet, a 1/2 inch iron rod set with cap stamped (BY-LINE) for witness, and continuing on for a total of 219.08 feet to a point for corner in said County Road No. 2630 at the Northeast corner of said 1.66 acre tract, said point being in the South line of said 52.78 acre tract, and a North line of the remainder of said 42.00 acre tract;

THENCE North 89 Degrees 49 Minutes 30 Seconds East, along a North line of the remainder of said 42.00 acre tract, the South line of said 52.78 acre tract, and said County Road No. 2630, a distance of 134.42 feet to a point for corner at the Northeast corner of the remainder of said 42.00 acre tract, and the Northwest corner of a called 12.31 acre tract conveyed to Paul Graham et ux, by deed as recorded in Volume 1554, Page 88, Real Property Records, Titus County, Texas, from said point, a 100D nail found, bears North 00 Degrees 34 Minutes 23 Seconds West, a distance of 0.27 feet;

THENCE, South 00 Degrees 34 Minutes 23 Seconds East, along the East line of the remainder of said 42.00 acre tract, and the West line of said 12.31 acre tract, a distance of 510.33 feet to a 1/2 inch iron rod found marked (CBG) at the South corner of the remainder of said 42.00 acre tract, the North corner of said 1.808 acre tract, and an angle point in an East line of said 38.78 acre tract;

THENCE, South 50 Degrees 58 Minutes 36 Seconds East, along the Northeast line of said 1.808 acre tract, and the Southwest line of said 12.31 acre tract, a distance of 391.03 feet to a 3 inch fence post found at the East corner of said 1.808 acre tract, and the North corner of a 24.650 acre tract of land conveyed to William Heisel et al, by deed recorded in File #20172749, Public Records, Titus County, Texas;

THENCE, South 47 Degrees 19 Minutes 36 Seconds West, continuing along the Southeast line of said 1.808 acre tract, and a Northwest line of said 24.650 acre tract, a distance of 406.31 feet

to a 3 inch fence post found at the South corner of said 1.808 acre tract, and an angle point in the West line of said 24.650 acre tract, said point lying in an East line of said 38.78 acre tract;

THENCE, South 00 Degrees 33 Minutes 19 Seconds East, along an East line of said 38.78 acre tract, and a West line of said 24.650 acre tract, a distance of 363.05 feet to a 1/2 inch iron rod found marked (Hampton) at the Southeast corner of said 38.78 acre tract, and a Southwest corner of said 24.650 acre tract, said point lying in the North line of a 49.478 acre tract of land conveyed to Tom Flatt et ux, by deed recorded in Volume 516, Page 64, Deed Records, Titus County, Texas;

THENCE, South 88 Degrees 17 Minutes 24 Seconds West, along the South line of said 38.78 acre tract, and the North line of said 49.478 acre tract, a distance of 1,301.08 feet to a 1/2 inch iron rod found at the Southwest corner of said 38.78 acre tract, and the Northwest corner of said 49.478 acre tract, said point lying in an East line of said 120.865 acre tract;

THENCE, South 01 Degrees 58 Minutes 27 Seconds East, along an East line of said 120.865 acre tract, and a West line of said 49.478 acre tract, a distance of 520.32 feet to a 1/2 inch iron rod found at a Southeast corner of said 120.865 acre tract, and a Southwest corner of said 49.478 acre tract, said point lying in the North line of the remainder of an 108.77 acre tract of land conveyed to Chris Homer, Trustee, by deed recorded in File #200800004931, Real Property Records, Titus County, Texas;

THENCE, South 88 Degrees 11 Minutes 13 Seconds West, along a South line of said 120.865 acre tract, and the North line of the remainder of said 108.77 acre tract, a distance of 1,690.87 feet to a 1/2 inch iron rod found marked (Hampton) at the Northwest corner of the remainder of said 108.77 acre tract, and a Northeast corner of said 282.89 acre tract;

THENCE, South 88 Degrees 27 Minutes 19 Seconds West, continuing along a South line of said 120.865 acre tract, and a North line of said 282.89 acre tract, a distance of 378.59 feet to the **POINT OF BEGINNING** and **CONTAINING** 9,811,118 square feet or 225.23 acres of land.

LEGEND

CM CONTROLLING MONUMENT	CONCRETE	WOOD
1/2" IRON ROD FOUND	COVERED CANYON CRT.	ROCK
1/2" IRON ROD SET (BY-LINE)	POUGH RECORD TELEPHONE	
POINT FOR CORNER	OHP - OVERHEAD TELEPHONE	
1/2" IRON PIPE FOUND	OHP - OVERHEAD ELECTRIC	
POWER POLE	PIPE FENCE	
A/C AIR CONDITIONING	METAL FENCE	
WATER METER	WOODEN FENCE	
CONCRETE R.O.W. MON	CHAINLINK FENCE	
60D NAIL FOUND	OVERHEAD ELECTRIC	
"X" FOUND IN CONCRETE	ELECTRIC PEDESTAL	
UNDERGROUND ELECTRIC	TELEPHONE PEDESTAL	
FH FIRE HYDRANT	CLEANOUT (S) SEPTIC LID	
GAS METER	ASPHALT PAVING	
WATER VALVE	GRAVEL/ROCK	
	ROAD OR DRIVE	

LEGAL DESCRIPTION

Being a lot, tract or parcel of land situated in the Mary Morris Survey, Abstract No. 360, Titus County, Texas, and being part of the remainder of that certain called 60.135 acre tract of land conveyed from O. M. Reichert to Jimmie McCollum et al, by Warranty Deed, as recorded in File #201000002385, Real Property Records, County, Texas, and being part of that certain called 3.00 acre tract of land conveyed from Michael Woodruff to Jimmy McCollum et al, by General Warranty Deed, as recorded in File #20143318, Public Records, Titus County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GNSS. Area and distances reflected hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set marked (BY-LINE) at an ell corner of a 225.23 acre tract of land this same day surveyed out;

THENCE, North 29 Degrees 06 Minutes 32 Seconds East, along an East line of said 225.23 acre tract, passing a North line of the remainder of said 60.135 acre tract, and the South line of said 3.00 acre tract, and continuing the same course in all a total distance of 210.87 feet to a 1/2 inch iron rod set marked (BY-LINE) at a Northeast corner of said 225.23 acre tract, said point lying on the South side of County Road No. 2630;

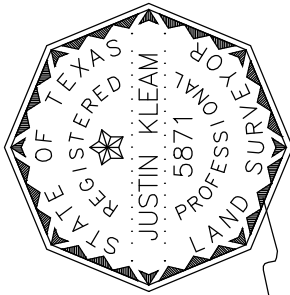
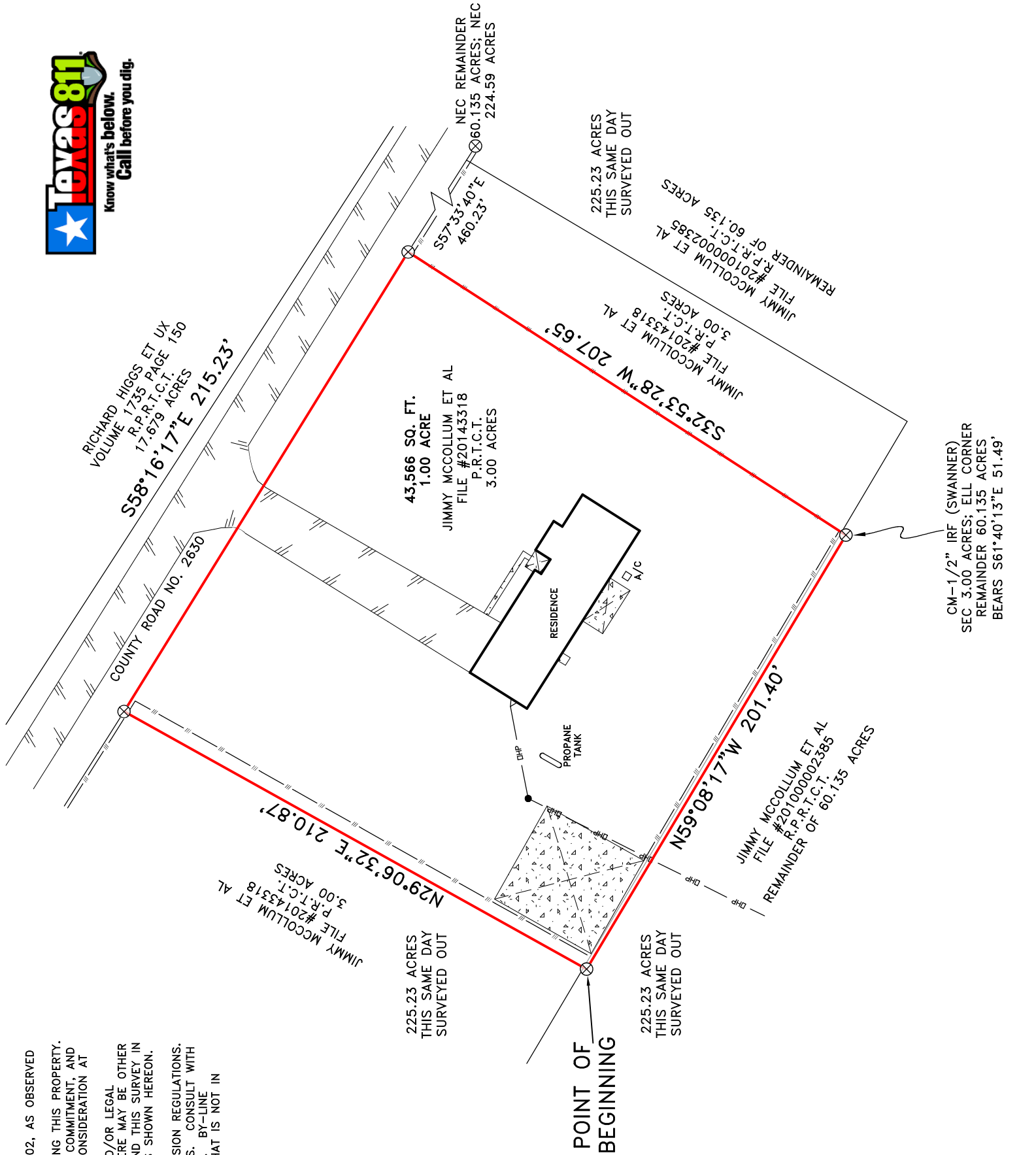
THENCE, South 58 Degrees 16 Minutes 17 Seconds East, along the South side of said County Road No. 2630, a distance of 215.23 feet to a 1/2 inch iron rod set marked (BY-LINE) at a Northwest corner of said 225.23 acre tract, from said point, a 1/2 inch iron rod set marked (BY-LINE) at a Northeast corner of the remainder of said 60.135 acre tract, and a Northeast corner of said 225.23 acre tract, bears South 57 Degrees 33 Minutes 40 Seconds East, a distance of 460.23 feet;

THENCE, South 32 Degrees 53 Minutes 28 Seconds West, along a West line of said 225.23 acre tract, passing the South line of said 3.00 acre tract, and a North line of the remainder of said 60.135 acre tract, and continuing the same course in all a total distance of 207.65 feet to a 1/2 inch iron rod set marked (BY-LINE) at an ell corner of said 225.23 acre tract, from said point, a 1/2 inch iron rod found marked (Swanner) at the Southeast corner of said 3.00 acre tract, and an ell corner of the remainder of said 60.135 acre tract, bears South 61 Degrees 40 Minutes 13 Seconds East, a distance of 51.49 feet;

THENCE, North 59 Degrees 08 Minutes 17 Seconds West, along a North line of said 225.23 acre tract, a distance of 201.40 feet to the POINT OF BEGINNING and CONTAINING 43,566 square feet or 1.00 acre of land.

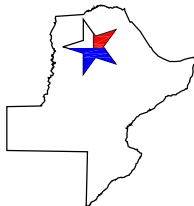
I, Justin Kleam RPLS No. 5871, do hereby certify to: Mayben Realty, as client: That the Plat of Survey shown hereon is a correct, and accurate representation of the property lines, and dimensions are as indicated; and EXCEPT AS SHOWN, all improvements are located within the boundaries, and there are no visible, and apparent encroachments or protrusions on the ground. Use of this survey by any other parties and/or for other purposes shall be at user's own risk, and any loss resulting from other use shall not be the responsibility of the undersigned.

SURVEYOR'S NOTES:  
1) BEARINGS ARE BASED ON NAD 83 (2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GNSS. AREA AND DISTANCES SHOWN HEREON ARE AT GRID.  
2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.  
3) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND MAY BE SUBJECT TO RECORD EVIDENCE WHICH IS NOT AVAILABLE FOR CONSIDERATION AT THE TIME OF THIS SURVEY.  
4) THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON DEEDS AND/OR LEGAL DESCRIPTIONS OBTAINED THROUGH NORMAL RESEARCH PROCEDURES. THERE MAY BE OTHER DOCUMENTS RECORDED/UNRECORDED THAT MAY AFFECT THE SUBJECT, AND THIS SURVEY IN NO WAY IMPARTS OWNERSHIP OF ALL OR ANY PART OF THE SUBJECT AS SHOWN HEREON.  
5) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.  
6) THIS SUBDIVISION MAY NOT COMPLY WITH THE TITUS COUNTY SUBDIVISION REGULATIONS. IT IS THE RESPONSIBILITY OF THE DEVELOPER/OWNER TO DETERMINE THIS. CONSULT WITH YOUR COUNTY COMMISSIONER FOR MORE INFORMATION AND REGULATIONS. BY-LINE SURVEYING, LLC SHALL BEAR NO LIABILITY FOR PROPERTY SUBDIVIDED THAT IS NOT IN ACCORDANCE WITH THE TITUS COUNTY SUBDIVISION REGULATIONS.



BY:   
JUSTIN KLEAM  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 5871

1.00 ACRE MARY MORRIS SURVEY, ABSTRACT NO. 360 TITUS COUNTY, TEXAS COUNTY ROAD NO. 2630		DATE:	06/22/22
		SCALE:	1" = 50'
		JOB NO.:	2022-936
		CLIENT:	MAYBEN REALTY
		TECHNICIAN:	LER



**BY-LINE  
SURVEYING LLC**  
P.O. BOX 834  
Emory, Tx 75440  
Ph: (903) 473-5150  
Firm No: 10194233  
www. bylinesurveying.com

## LEGAL DESCRIPTION

Being a lot, tract or parcel of land situated in the Mary Morris Survey, Abstract No. 360, Titus County, Texas, and being part of the remainder of that certain called 60.135 acre tract of land conveyed from O. M. Reichert to Jimmie McCollum et al, by Warranty Deed, as recorded in File #201000002385, Real Property Records, County, Texas, and being part of that certain called 3.00 acre tract of land conveyed from Michael Woodruff to Jimmy McCollum et al, by General Warranty Deed, as recorded in File #20143318, Public Records, Titus County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GNSS. Area and distances reflected hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set marked (BY-LINE) at an ell corner of a 225.23 acre tract of land this same day surveyed out;

THENCE, North 29 Degrees 06 Minutes 32 Seconds East, along an East line of said 225.23 acre tract, passing a North line of the remainder of said 60.135 acre tract, and the South line of said 3.00 acre tract, and continuing the same course in all a total distance of 210.87 feet to a 1/2 inch iron rod set marked (BY-LINE) at a Northeast corner of said 225.23 acre tract, said point lying on the South side of County Road No. 2630;

THENCE, South 58 Degrees 16 Minutes 17 Seconds East, along the South side of said County Road No. 2630, a distance of 215.23 feet to a 1/2 inch iron rod set marked (BY-LINE) at a Northwest corner of said 225.23 acre tract, from said point, a 1/2 inch iron rod set marked (BY-LINE) at a Northeast corner of the remainder of said 60.135 acre tract, and a Northeast corner of said 225.23 acre tract, bears South 57 Degrees 33 Minutes 40 Seconds East, a distance of 460.23 feet;

THENCE, South 32 Degrees 53 Minutes 28 Seconds West, along a West line of said 225.23 acre tract, passing the South line of said 3.00 acre tract, and a North line of the remainder of said 60.135 acre tract, and continuing the same course in all a total distance of 207.65 feet to a 1/2 inch iron rod set marked (BY-LINE) at an ell corner of said 225.23 acre tract, from said point, a 1/2 inch iron rod found marked (Swanner) at the Southeast corner of said 3.00 acre tract, and an ell corner of the remainder of said 60.135 acre tract, bears South 61 Degrees 40 Minutes 13 Seconds East, a distance of 51.49 feet;

THENCE, North 59 Degrees 08 Minutes 17 Seconds West, along a North line of said 225.23 acre tract, a distance of 201.40 feet to the **POINT OF BEGINNING** and **CONTAINING** 43,566 square feet or 1.00 acre of land.