The location of utilities shown hereon are from observed evidence of above ground appurtenances only. The surveyor was not provided with underground plans or surface ground markings to determine the location of any

FIELD NOTE DESCRIPTION

Being a **121.714** acre tract of land located in the William Mason Survey, Abstract No. 650, Hunt County, Texas and per Warranty Deed recorded in Volume 957, Page 42, to Elliott Kay Nethery and being more particularly described as follows:

BEGINNING at an Iron Rod with cap (unreadable) found for the east corner of said 121.714 acre tract and also being in the southwesterly line of F.M Highway 35 (undefined width);

THENCE departing the southwesterly line of F.M. Highway 35, SOUTH 45°08'05" WEST a distance of 2802.44 feet to an ½ inch iron rod stamped "OWENS 5387" set for the south corner of said 121.714 acre tract and also being in the centerline of County Road 2580;

THENCE NORTH 45°05'32" WEST a distance of 1898.22 feet to an ½ inch iron rod stamped "OWENS 5387" set for the west corner of said 121.714 acre tract and also being in the centerline of County Road 2591;

THENCE NORTH 44°59'45" EAST a distance of **2546.58** feet to an ½ inch iron rod stamped "OWENS 5387" set for corner;

THENCE SOUTH 45°00'15" EAST a distance of **23.68** feet to an ½ inch iron rod stamped "OWENS 5387" set for corner;

THENCE NORTH 51°10'54" EAST a distance of 88.78 feet to a TxDot Monument found for corner;

THENCE NORTH 69°09'56" EAST a distance of 122.88 feet to an ½ inch iron rod stamped "OWENS 5387" set for corner and located in the southwesterly line of said F.M. Highway 35 and being the beginning of a curve to the right with a radius of 2787.15 feet and a chord bearing of SOUTH 50°40'21" EAST;

THENCE along said curve to the right having a cord bearing of **10°59'52"** with an arch length of **534.98** feet to a TxDot Monument found for corner;

THENCE along the southwesterly Right of Way of said F.M. Highway 35, **SOUTH 45°15'18" EAST** a distance of **1289.93** feet to the **POINT OF BEGINNING**;

CONTAINING within these metes and bounds **121.714** acres or 5,301,881 square feet of land more or less.

Surveyor's Certification

To: Merritt Capital Partners, Ltd; Kay N. Elliott and Nancy Carol Nethery; Fidelity National Title Insurance Company and Ranger title Co.

I, Frank R. Owens, a Registered Professional Land Surveyor in the State of Texas do hereby certify that an on the ground survey of the property shown was made under my supervision and that this map correctly represents the facts found at the time of survey and that this survey conforms to the current Minimum Standard Detail Requirements for a Category 1A, Condition II, Land Title Survey as specified by the latest edition of the "Manual of Practice for Land Surveying in Texas" 2006 Revised Eleventh Edition prepared by the Texas Society of Professional Surveyors.

Date: May 18, 2021

Rockwall, Texas 75087

Frank R. Owens
Registered Professional Land Surveyor No. 5387
A. J. Bedford Group, Inc.
301 North Alamo Road

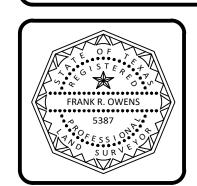
GENERAL NOTE:

THE USE OF THE WORD "CERTIFY" OR "CERTIFICATE" USED HEREON CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER

BOUNDARY & IMPROVEMENT SURVEY 121.714 ACRES

WILLIAM MASON SURVEY, ABSTRACT NO. 650 ETJ CITY OF ROYSE CITY HUNT COUNTY, TEXAS

Client: DOUPHRATE & ASSOCIATES, INC. 2235 RIDGE ROAD ROCKWALL, TEXAS 75087 972-771-9004



Scale: 1" = 200'

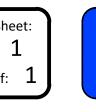
Date: May 4, 2021

Technician: Bedford/Spradling

Drawn By: Bedford/Spradling

Checked By: Frank R. Owens
P.C.: Cryer/Spradling
File: DUB RC 119AC 5-4-21
Job. No. 658-010
GF No. ?

301 N. Alamo Rd. * Rockwall, Texas 75087 (972) 722-0225 , www.ajbedfordgroup.com



A J Bedford Group, Inc.

Registered Professional Land Surveyors

TBPLS REG#10118200

EXHIBIT A

Being a **121.714** acre tract of land located in the William Mason Survey, Abstract No. 650, Hunt County, Texas and per Warranty Deed recorded in Volume 957, Page 42, to Elliott Kay Nethery and being more particularly described as follows:

BEGINNING at an Iron Rod with cap (unreadable) found for the east corner of said 121.714 acre tract and also being in the southwesterly line of F.M Highway 35 (undefined width);

THENCE departing the southwesterly line of F.M. Highway 35, SOUTH 45°08'05" WEST a distance of 2802.44 feet to an ½ inch iron rod stamped "OWENS 5387" set for the south corner of said 121.714 acre tract and also being in the centerline of County Road 2580;

THENCE NORTH 45°05'32" WEST a distance of **1898.22** feet to an ½ inch iron rod stamped "OWENS 5387" set for the west corner of said 121.714 acre tract and also being in the centerline of County Road 2591;

THENCE NORTH 44°59'45" EAST a distance of **2546.58** feet to an $\frac{1}{2}$ inch iron rod stamped "OWENS 5387" set for corner;

THENCE SOUTH 45°00'15" EAST a distance of 23.68 feet to an ½ inch iron rod stamped "OWENS 5387" set for corner;

THENCE NORTH 51°10'54" EAST a distance of 88.78 feet to a TxDot Monument found for corner;

THENCE NORTH 69°09'56" EAST a distance of 122.88 feet to an ½ inch iron rod stamped "OWENS 5387" set for corner and located in the southwesterly line of said F.M. Highway 35 and being the beginning of a curve to the right with a radius of 2787.15 feet and a chord bearing of SOUTH 50°40'21" EAST;

THENCE along said curve to the right having a cord bearing of **10°59'52"** with an arch length of **534.98** feet to a TxDot Monument found for corner;

THENCE along the southwesterly Right of Way of said F.M. Highway 35, SOUTH 45°15'18" EAST a distance of 1289.93 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds **121.714** acres or 5,301,881 square feet of land more or less.