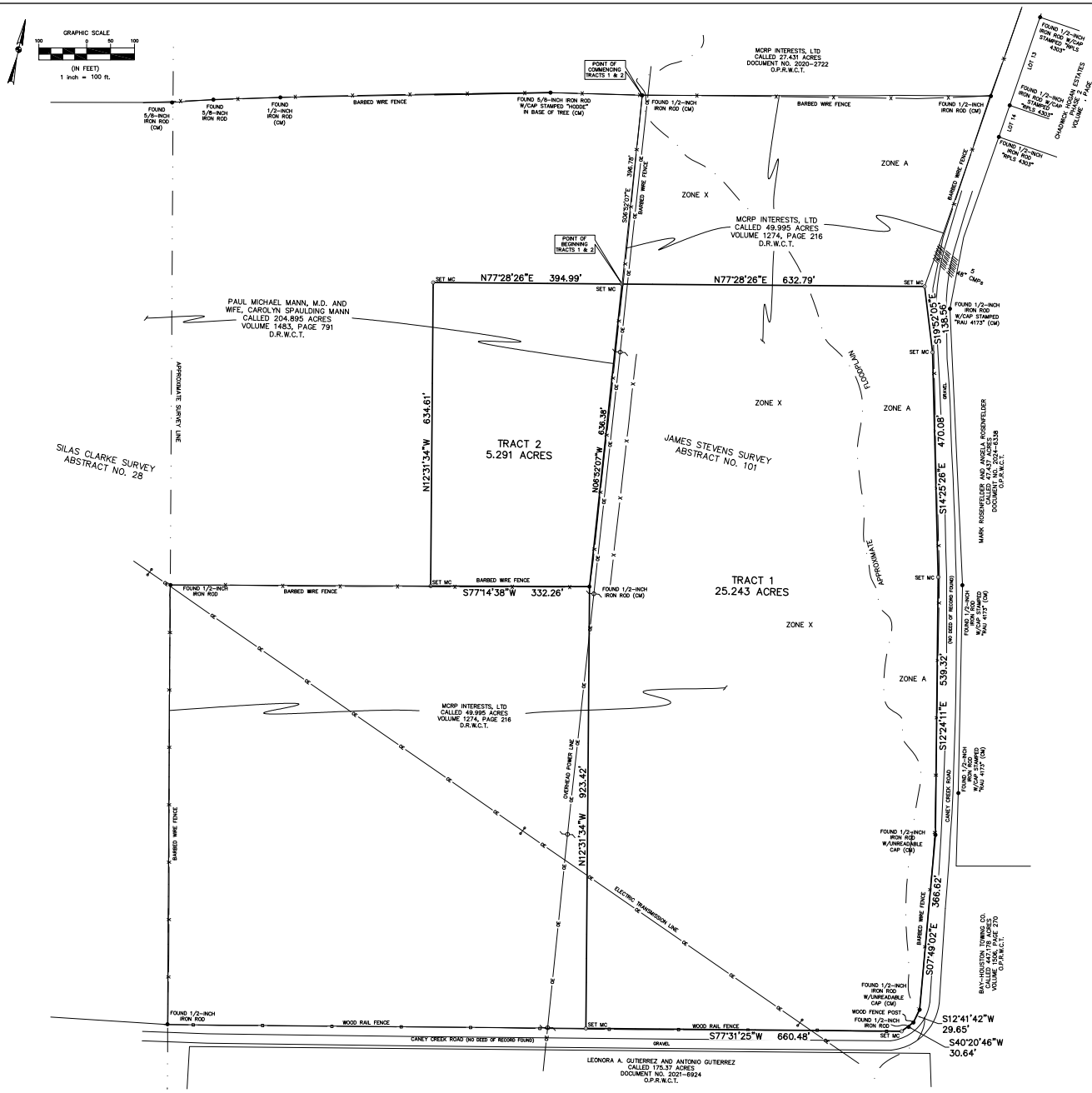


METES AND BOUNDS DESCRIPTION

TRACT 1

BEING A 25.243 ACRE TRACT OF LAND SITUATED IN THE JAMES STEVENS SURVEY, ABSTRACT NO. 101, WASHINGTON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 49.995 ACRE TRACT OF LAND DESCRIBED TO MCRP INTERESTS, LTD. BY INSTRUMENT RECORDED IN VOLUME 1274, PAGE 216 OF THE DEED RECORDS, WASHINGTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD FOUND FOR THE NORTH WEST CORNER OF SAID 49.995 ACRE TRACT, THE EASTERLY NORTH CORNER OF SAID 204.895 ACRE TRACT AND BEING A COMMON CORNER OF CALLED 27.431 ACRE TRACT OF LAND DESCRIBED TO MCRP INTERESTS, LTD BY INSTRUMENT RECORDED IN DOCUMENT NO. 2020-2722 OF THE OFFICIAL PUBLIC RECORDS OF WASHINGTON COUNTY TEXAS

THENCE SOUTH 06°52'07" EAST WITH THE COMMON LINE OF SAID 204.895 ACRE TRACT AND SAID 49.995 ACRE TRACT, A DISTANCE OF 396.78 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM & CREED" SET FOR THE POINT OF BEGINNING;

THENCE NORTH 77°28'26" EAST, OVER AND ACROSS SAID 49.995 ACRE TRACT, A DISTANCE OF 632.79 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM & CREED" SET ON THE EAST LINE OF SAID 49.995 ACRE TRACT CALLED TO BE THE WESTERLY LINE OF CANEY CREEK ROAD, NO DEED OF RECORD FOUND;

THENCE WITH THE COMMON LINE OF SAID 49.995 ACRE TRACT AND SAID CALLED WESTERLY LINE OF CANEY CREEK ROAD THE FOLLOWING COURSES AND DISTANCES:

SOUTH 19°52'05" EAST, A DISTANCE OF 138.56 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM & CREED";

SOUTH 14°25'26" EAST, A DISTANCE OF 470.08 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM & CREED";

SOUTH 12°24'11" EAST, A DISTANCE OF 539.32 FEET TO A FOUND 1/2-INCH IRON ROD WITH UNREADABLE CAP;

SOUTH 07°49'02" EAST, A DISTANCE OF 366.62 FEET TO A FOUND 1/2-INCH IRON ROD WITH UNREADABLE CAP;

SOUTH 12°41'42" WEST, A DISTANCE OF 29.65 FEET TO WOOD FENCE POST;

SOUTH 40°20'46" WEST, A DISTANCE OF 30.64 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM & CREED";

SOUTH 77°31'25" WEST, A DISTANCE OF 660.48 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM & CREED";

THENCE NORTH 12°31'34" WEST, OVER AND ACROSS SAID 49.995 ACRE TRACT, A DISTANCE OF 923.42 FEET TO A 1/2-INCH IRON ROD FOUND FOR A COMMON INTERIOR CORNER OF SAID 49.995 ACRE TRACT AND SAID 204.895 ACRE TRACT;

THENCE NORTH 06°52'07" WEST, WITH THE COMMON LINE OF SAID 49.995 ACRE TRACT AND SAID 204.895 ACRE TRACT, A DISTANCE OF 636.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.243 ACRES (1,099,589) SQUARE FEET OF LAND, MORE OR LESS.

TRACT 2

BEING A 5.291 ACRE TRACT OF LAND SITUATED IN THE JAMES STEVENS SURVEY, ABSTRACT NO. 101, WASHINGTON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 204.895 ACRE TRACT OF LAND DESCRIBED TO PAUL MICHAEL MANN, M.D. AND WIFE CAROLYN SPAULDING MANN BY INSTRUMENT RECORDED IN VOLUME 1483, PAGE 791 OF THE DEED RECORDS, WASHINGTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD FOUND FOR THE EASTERLY NORTH CORNER OF SAID 204.895 ACRE TRACT, THE WESTERLY CORNER OF A CALLED 49.995 ACRE TRACT OF LAND DESCRIBED TO MCRP INTERESTS, LTD. BY INSTRUMENT RECORDED IN VOLUME 1274, PAGE 216, SAID DEED RECORDS AND BEING A COMMON CORNER OF CALLED 27.431 ACRE TRACT OF LAND DESCRIBED TO MCRP INTERESTS, LTD BY INSTRUMENT RECORDED IN DOCUMENT NO. 2020-2722 OF THE OFFICIAL PUBLIC RECORDS OF WASHINGTON COUNTY TEXAS;

THENCE SOUTH 06°52'07" EAST WITH THE COMMON LINE OF SAID 204.895 ACRE TRACT AND SAID 49.995 ACRE TRACT, A DISTANCE OF 396.78 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM & CREED" SET FOR THE POINT OF BEGINNING;

THENCE SOUTH 06°52'07" EAST CONTINUING WITH SAID COMMON LINE, A DISTANCE OF 636.38 TO A 1/2-INCH IRON ROD FOUND FOR A COMMON INTERIOR CORNER OF SAID TRACTS;

THENCE SOUTH 77°14'38" WEST, CONTINUING WITH SAID COMMON LINE, A DISTANCE OF 332.26 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM & CREED";

THENCE NORTH 12°31'34" WEST OVER AND ACROSS SAID 204.895 ACRE TRACT, A DISTANCE OF 634.61 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "MCKIM & CREED" SET;

THENCE NORTH 77°28'26" EAST CONTINUING OVER AND ACROSS SAID 204.895 ACRE TRACT, A DISTANCE OF 394.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.291 ACRES (230,494) SQUARE FEET OF LAND, MORE OR LESS.

FOR A TOTAL OF 30.534 ACRES (1,330,083 SQUARE FEET) OF LAND.

TO: MCRP INTERESTS, LTD. AND PAUL MICHAEL MANN, M.D. AND WIFE CAROLYN SPAULDING MANN

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY. THE FIELDWORK WAS COMPLETED ON FEBRUARY 03, 2025.

PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

C. LYNN HARBERSON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5196

DATED: FEBRUARY 03, 2025

NOTES:
1) BEARINGS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203).

2) VOLUME & PAGES AND INSTRUMENT NUMBERS SHOWN HEREON ARE REFERENCED TO THE WASHINGTON COUNTY CLERK'S RECORDS.

3) SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

4) THE SUBJECT TRACT IS LOCATED IN ZONE "X" (UNSHADED) "AREA OF MINIMAL FLOOD HAZARD" AND ZONE "A" "WITHOUT BASE FLOOD ELEVATIONS (BFE) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48477C0475D, VERSION NUMBER 2.3.3.3, REVISED DATE MAY 16, 2019. ZONE DETERMINATION WAS DONE BY GRAPHIC PLOTTING ONLY. MCKIM & CREED DOES NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

5) SURVEYOR DID NOT PERFORM EASEMENT RECORD RESEARCH.

LAND TITLE SURVEY
30.534 ACRES OF LAND

BEING A PORTION OF
A CALLED 49.995 ACRE TRACT DESCRIBED TO MCRP INTEREST, LTD RECORDED IN VOLUME 1274, PAGE 216
AND
A CALLED 204.895 ACRE TRACT DESCRIBED TO PAUL MICHAEL MANN, MC AND WIFE CAROLYN SPAULDING MANN RECORDED IN VOLUME 1483, PAGE 791
DEED RECORDS, WASHINGTON COUNTY, TEXAS
SITUATED IN THE
JAMES STEVENS SURVEY, ABSTRACT NO. 101
WASHINGTON COUNTY, TEXAS

MCKIM & CREED
TBPELS FIRM NO. 10177602
4275 KELLWAY CIRCLE, SUITE 144
ADDISON, TEXAS 75001
TEL. 817.484.5695
WWW.MCKIMCREED.COM

DRWN By: RDJ	CHECKED By: CLH	FIELD BOOK: 1291
DATE: 02/03/25	PROJECT NO. 08362-0029	CAD FILE NAME 08362002SBY.DWG

NO PART OR PARTS OF THIS DRAWING MAY BE REPRODUCED OR RETRANSMITTED IN ANY WAY OR FORM (ELECTRONIC, MECHANICAL, PHOTOCOPYING, OR OTHERWISE) WITHOUT THE EXPRESS WRITTEN PERMISSION OF MCKIM & CREED.