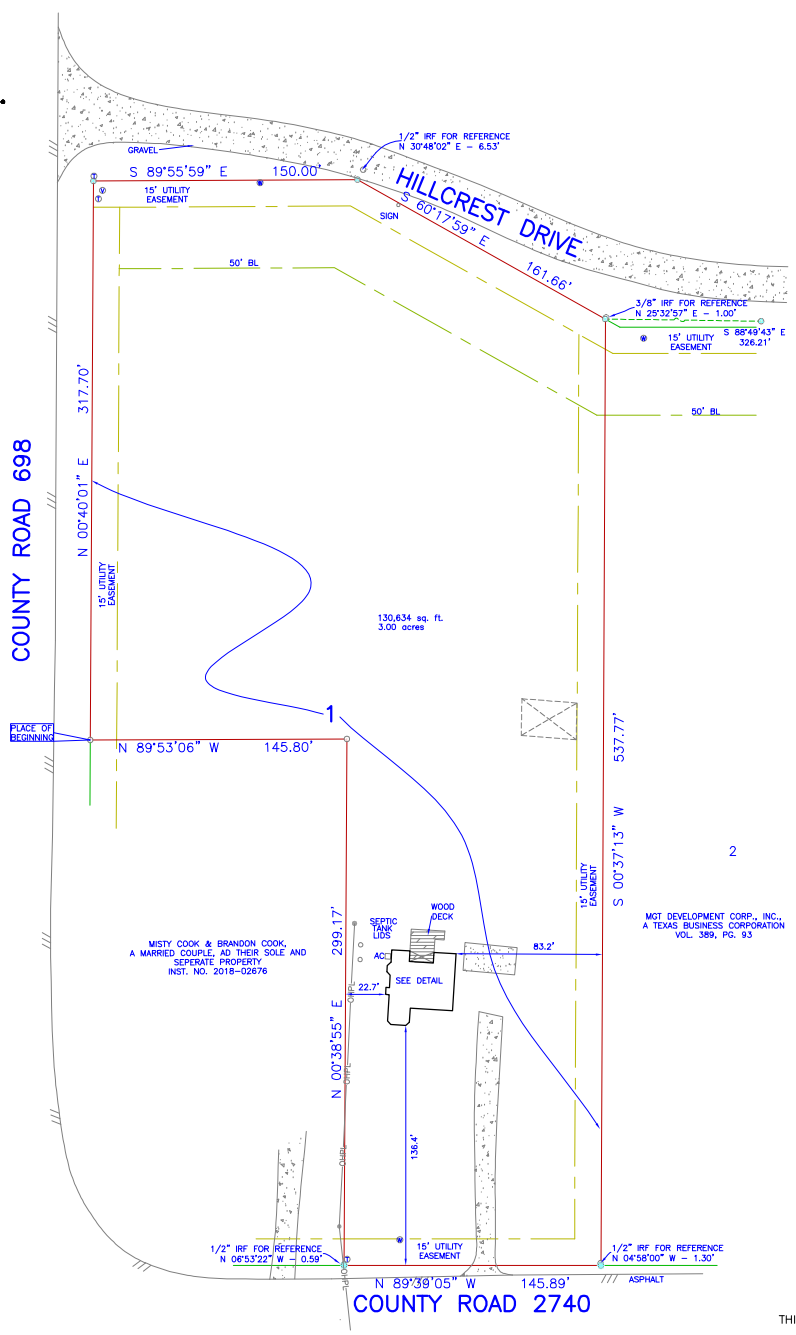


TITLE AND ABSTRACTING WORK FURNISHED BY Lawyers Title

Being all that lot, tract or parcel of land situated in the I.N. Stout Survey, Abstract No. 968, located in Hunt County, Texas, same being a portion of Lot 1, in Dove Hills Estates, an Addition in Hunt County, Texas, according to the Map or Plat thereof recorded in Volume 400, Page 797 of the Map Records of Hunt County, Texas, same being all that tract of land described in deed conveyed to Amamullah Khan, recorded in Document No. 2009–16313, (D.R.H.C.T.) and being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod found in the East line of County Road 698, also at the Northwest corner of a tract of land described in deed conveyed to Misty and Brandon Cook, a married couple, as their sole and separate property, recorded in Inst. No. 2018–02676, (D.R.H.C.T.) and at the Northernmost Southwest corner of said Khan tract;

THENCE North 00 degrees 40 minutes 01 seconds East along the East line of said County Road 698 a distance of 317.70 feet to a 1/2 inch yellow capped iron rod set in the intersection of said County Road 698 and Hillcrest Drive, also at the Northwest corner of said Khan tract;

THENCE in a Southeasterly direction, with said Hillcrest Drive, the following courses and distances;

South 89 degrees 55 minutes 59 seconds East a distance of 150.00 feet to a 1/2 inch yellow capped iron rod set for corner, from which a 1/2 inch iron rod found for reference bears North 30 degrees 48 minutes 02 seconds East a distance of 6.53 feet;

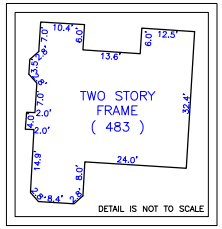
South 60 degrees 17 minutes 59 seconds East a distance of 161.66 feet to a 1/2 inch yellow capped iron rod set at the Northwest corner of a tract of land described in deed conveyed to MGT Development Corp., INC., a Texas Business Corporation, recorded in Volume 389, Page 93, (D.R.H.C.T.) also at the Northeast corner of said Khan tract, from which a 3/8 inch iron rod found for reference bears North 25 degrees 32 minutes 57 seconds East a distance of 1.00 feet;

THENCE South 00 degrees 37 minutes 13 seconds East along the West line of said MGT Development tract a distance of 537.77 to a point for corner in the North line of County Road 2740, also at the Southwest corner of said MGT Development tract, from which a 1/2 inch iron rod found for reference bears North 04 degrees 58 minutes 00 seconds West a distance of 1.30 feet;

THENCE North 89 degrees 39 minutes 05 seconds West a distance of 145.89 feet to a point for corner at the Southeast corner of said Cook tract, also at the Southernmost Southwest corner of said Khan tract, from which a 1/2 inch iron rod found for reference bears North 06 degrees 53 minutes 22 seconds West a distance of 0.59 feet;

THENCE North 00 degrees 38 minutes 55 seconds East along the East line of said Cook tract a distance of 299.17 feet to a 1/2 inch iron rod found at the Northeast corner of said Cook tract;

THENCE North 89 degrees 53 minutes 06 seconds West along the North line of said Cook tract a distance of 145.80 feet to the PLACE OF BEGINNING and containing 130,634 square feet or 3.00 acres of land.



ACCEPTED BY: _____

Lawyers Title

PROPERTY SUBJECT TO
EASEMENTS & RESTRICTIONS
Volume 196, page 397
VOL. 888, PG. 200
INST. NO. 2015–14468

BEARINGS ARE BASED ON NAD 83 DATUM, TEXAS STATE PLANE COORDINATE SYSTEM. NORTH CENTRAL ZONE

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR
Lawyers Title

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

LEGEND
WOOD FENCE — TBD
CHAIN LINK — IMPROVEMENTS
IRON FENCE — BOUNDARY LINE
WIRE FENCE — ADJACENT LINE TRACT
RESIDENCE
CM – CONTROLLING MONUMENT
MRS – MONUMENTS OF RECORD DIGNITY
1/2" IRON ROD FOUND
1/2" YELLOW-CAPPED IRON ROD SET
"X" FOUND "X"
3/8" IRON ROD FOUND
5/8" IRON ROD FOUND
POINT FOR CORNER
– CABLE — E – ELECTRIC
– CLEAN OUT — PE – POOL EQUIP.
– GAS METER — – POWER POLE
– FIRE HYDRANT — T – TELEPHONE
– LIGHT POLE — – WATER METER
– MANHOLE — – WATER VALVE
(UNLESS OTHERWISE NOTED)

SURVEY PLAT

BURNS SURVEYING

BARRY S. RHODES Registered Professional Land Surveyor (214) 326–1090
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 483 COUNTY ROAD 2740, in the city of FARMERSVILLE Texas.

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 50'
Date: 09/02/2022
G. F. No.: 1901242200301
Job no.: 202210084
Drawn by: MR

1529 E I–30, STE. 103
GARLAND, TEXAS 75043

FIRM REGISTRATION NO. 10194366

STATE OF TEXAS
REGISTERED
BARRY S. RHODES
3691
PROFESSIONAL
LAND SURVEYOR