

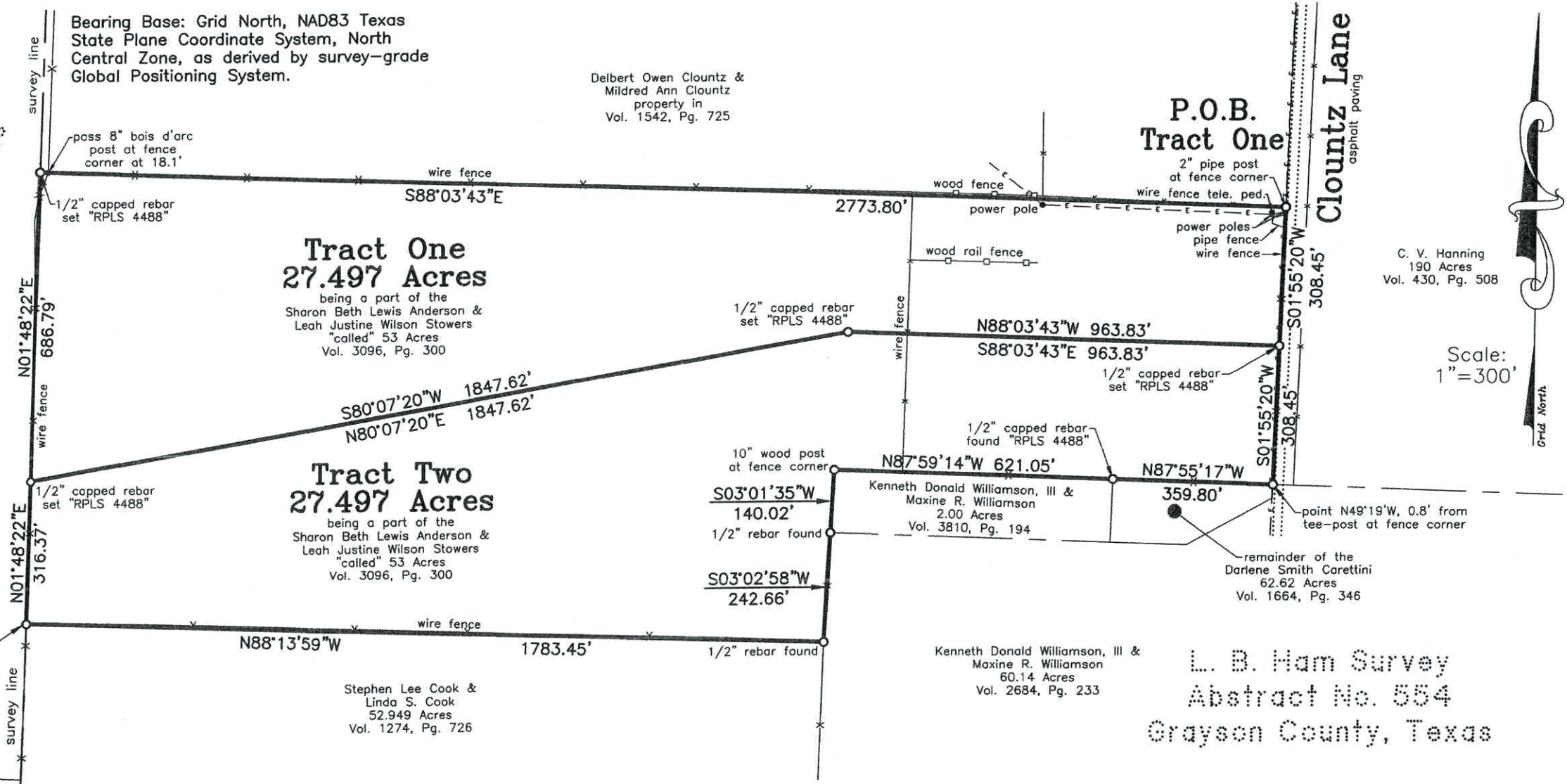
Bearing Base: Grid North, NAD83 Texas State Plane Coordinate System, North Central Zone, as derived by survey-grade Global Positioning System.

Delbert Owen Cloutz & Mildred Ann Cloutz property in Vol. 1542, Pg. 725

David Jones Survey Abstract No. 646 Grayson County, Texas

John S. Sciortino & Elizabeth A. Sciortino 75.342 Acres - Tract One Vol. 2153, Pg. 156

P.O.B. Tract Two 5" bois d'arc post at fence corner



C. V. Hanning 190 Acres Vol. 430, Pg. 508

Scale: 1"=300'

Owners: Sharon Beth Lewis Anderson & Leah Justine Wilson Stowers
 Buyer (Tract One): Leah Justine Wilson Stowers
 Buyer (Tract Two): Sharon Beth Lewis Anderson

I, Billy F. Helvey, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove under my personal and direct supervision, that visible and observable evidence of easements or rights-of-way that were detected during the course of this survey are shown hereon, that the plat substantially complies with the Current Minimum Standards for Professional Land Surveyors, as adopted by the Texas Board of Professional Land Surveying and is a true and correct representation of the property shown hereon.

This survey is for the sole benefit of the transaction by and between: the owner and buyer stated at left, the buyer's Mortgage Co./Lender and Abstract/Title Co. and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

Helvey-Wagner Surveying, Inc.
 222 W. Main St.
 Denison, Texas 75020
 Ph (903) 463-6191 Fax (903) 463-4088
 Firm Registration No.: 10088100
 Texas Board of Professional Land Surveying

The subject property shown hereon does not lie within the limits of any designated 100-year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0125 F, Revised Date: September 29, 2010.

Billy F. Helvey, Registered Professional Land Surveyor, No. 4488
 Copyright Date: August 24, 2016

Helvey-Wagner Surveying, Inc.

222 West Main Street · Denison, Texas 75020

Ph: (903) 463-6191 · Fax: (903) 463-4088 · Email: helveysurvey@cableone.net

TBPLS Firm Registration No. 10088100

Billy F. Helvey, RPLS No. 4488 – Kate A. Wagner, RPLS No. 6578 – Kenneth N. Russell, RPLS No. 4409

Tract Two 27.497 Acres

SITUATED in the County of Grayson, State of Texas, and being a part of the L. B. Ham Survey, Abstract No. 554 and being a part of the "called" 53 ac. tract of land conveyed to Sharon Beth Lewis Anderson and Leah Justine Wilson Stowers by A. D. Lewis by Warranty Deed with Reservations of Life Estate dated July 9, 2001 and recorded in Volume 3096, Page 300, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 5 inch bois d'arc corner post at a fence corner, in the East line of both the David Jones Survey, Abstract No. 646 and the 75.342 ac. tract of land conveyed to John S. Sciortino and Elizabeth A. Sciortino in Volume 2153, Page 156, Real Property Records, Grayson County, Texas, in the West line of said L. B. Ham Survey, at the Northwest corner of the 52.949 ac. tract of land conveyed to Stephen Lee Cook and Linda S. Cook in Volume 1274, Page 726, said Deed Records, at the Southwest corner of both said Anderson & Stowers 53 ac. and the herein described tract;

THENCE North 01 deg. 48 min. 22 sec. East, with the East line of both said Sciortino 75.342 ac. and said David Jones Survey, with the West line of both said Anderson & Stowers 53 ac. and said L. B. Ham Survey, a distance of 316.37 ft. to a 1/2 inch capped rebar set stamped "RPLS 4488" at the Northwest corner of the herein described tract;

THENCE North 80 deg. 07 min. 20 sec. East, over and across said Anderson & Stowers 53 ac., a distance of 1,847.62 ft. to a 1/2 inch capped rebar set, stamped "RPLS 4488" at an angle point in the North line of the herein described tract;

THENCE South 88 deg. 03 min. 43 sec. East, continuing over and across said Anderson & Stowers 53 ac., a distance of 963.83 ft. to a 1/2 inch capped rebar set, stamped "RPLS 4488" in the West edge of pavement of Clountz Lane, an asphalt street, in the West line of the 190 acre tract of land conveyed to C.V. Hanning in Volume 430, Page 508, Deed Records, Grayson County, Texas and the East line of said Anderson & Stowers 53 ac., at the Northeast corner of the herein described tract;

THENCE South 01 deg. 55 min. 20 sec. West, with the West line of said Hanning 190 ac. and an East line of said Anderson & Stowers 53 ac., a distance of 308.45 ft. to a point in the North line of the 62.62 ac. tract of land conveyed to Darlene Smith Caretini in Volume 1664, Page 346, said Deed Records, at the most Northerly Northwest corner of the 60.14 ac. tract of land conveyed to Kenneth Donald Williamson, III and Maxine R. Williamson in Volume 2684, Page 233, said Official Public Records, at the most Easterly Southeast corner of both said Anderson & Stowers 53 ac. and the herein described tract;

THENCE North 87 deg. 55 min. 17 sec. West, with the North line of said Caretini 62.62 ac. and a South line of said Anderson & Stowers 53 ac., a distance of 359.80 ft. to a 1/2 inch capped rebar found stamped "RPLS 4488" at the Northeast corner of the 2.00 ac. tract of land conveyed to Kenneth Donald Williamson, III and Maxine R. Williamson in Volume 3810, Page 194, said Official Public Records;

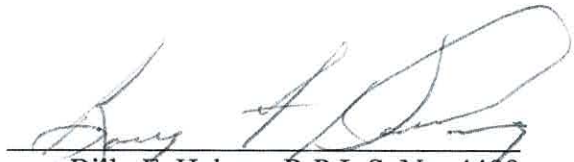
THENCE North 87 deg. 59 min. 14 sec. West, with the North line of both said Caretini 62.62 ac. and said Williamson 2.00 ac., with a South line of said Anderson & Stowers 53 ac., a distance of 621.05 ft. to a 10 inch wood post at a fence corner, at the Northwest corner of both said Caretini 62.62 ac. and said Williamson 2.00 ac., at an Ell corner of both said Anderson & Stowers 53 ac. and the herein described tract;

THENCE South 03 deg. 01 min. 35 sec. West, with the West line of both said Caretini 62.62 ac. and said Williamson 2.00 ac., with an East line of said Anderson & Stowers 53 ac., a distance of 140.02 ft. to a 1/2 inch rebar found at the most Westerly Northwest corner of said Williamson 60.14 ac., at the Southwest corner of said Williamson 2.00 ac.;

THENCE South 03 deg. 02 min. 58 sec. West, with the West line of both said Carettini 62.62 ac. and said Williamson 60.14 ac., with an East line of said Anderson & Stowers 53 ac., a distance of 242.66 ft. to a 1/2 inch rebar found at the Northeast corner of said Cook 52.949 ac., at the most Southerly Southeast corner of both said Anderson & Stowers 53 ac. and the herein described tract;

THENCE North 88 deg. 13 min. 59 sec. West, with the North line of said Cook 52.949 ac. and a South line of said Anderson & Stowers 53 ac., a distance of 1,783.45 ft. to the **PLACE OF BEGINNING** and containing **27.497 ACRES** of land.




Billy F. Helvey, R.P.L.S. No. 4488
August 24, 2016