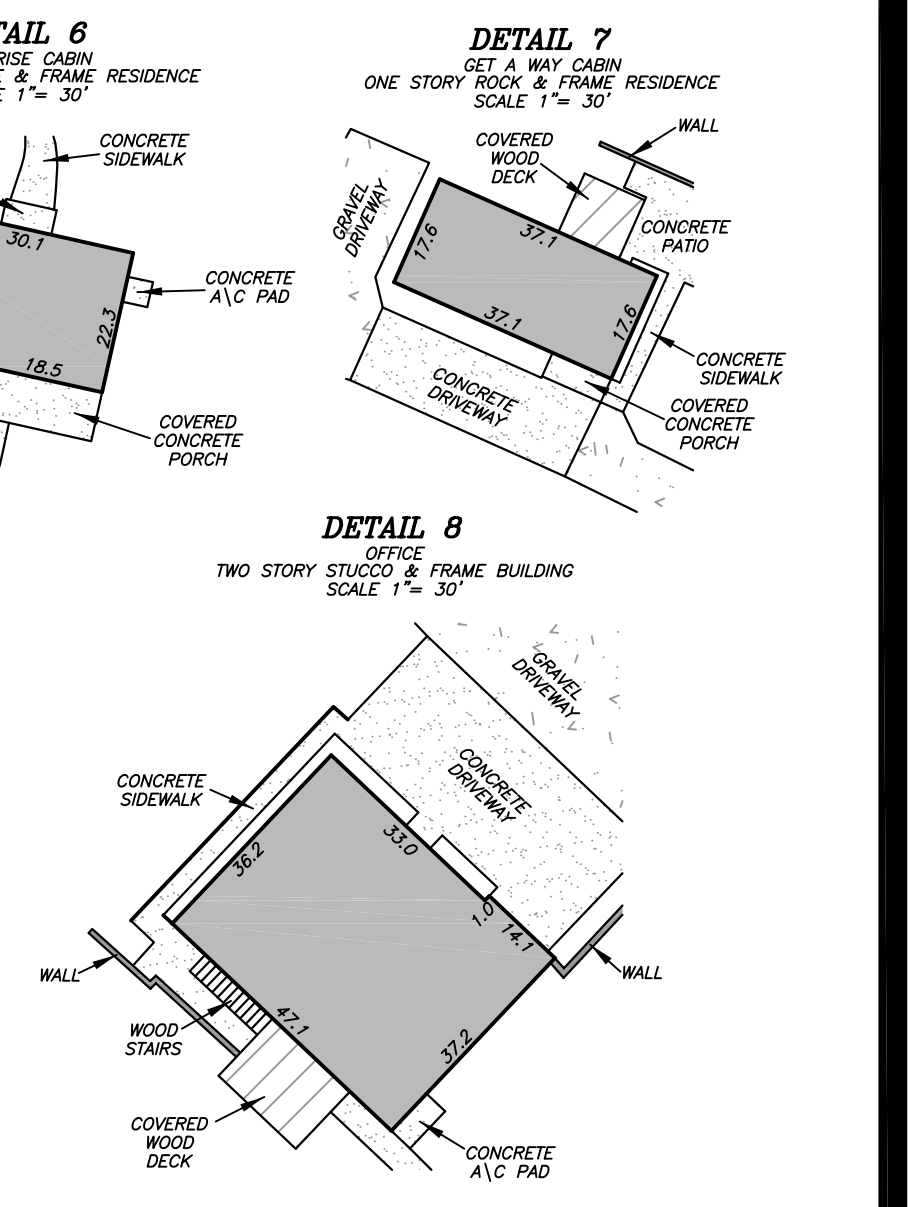
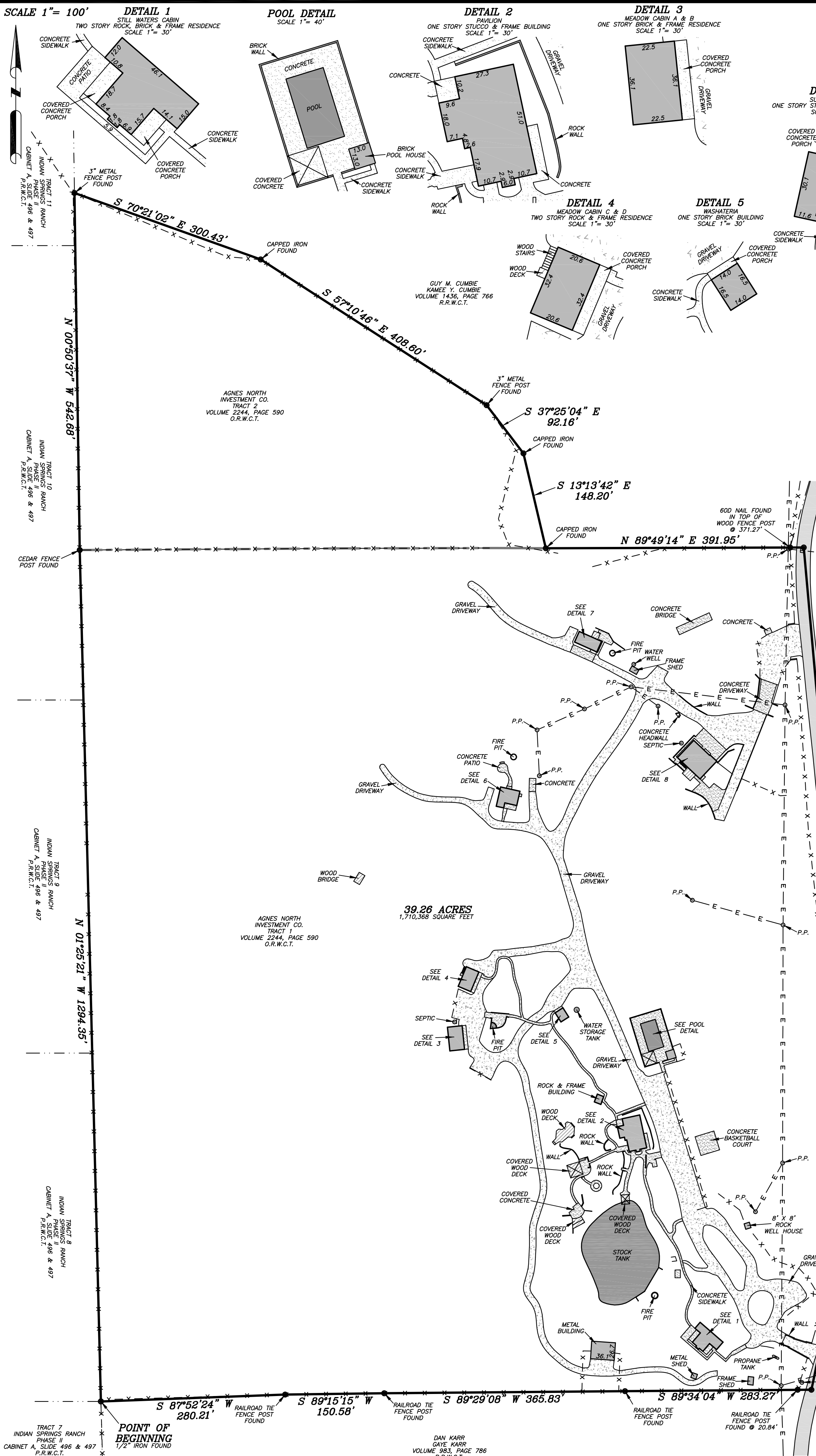


**Survey Plat**  
**403 County Road No. 3672**  
**39.26 acres of land situated in the**  
**W.F. FINLEY SURVEY, ABSTRACT NO. 1162,**  
**Wise County, Texas.**



Description for a tract of land situated in the W.F. FINLEY SURVEY, ABSTRACT NO. 1162, Wise County, Texas and being that certain tract of land described as Tract 1 and Tract 2 by deed to Agnes North Investment Co. recorded in Volume 2244, Page 590, Official Records, Wise County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron found at the Southwest corner of said Tract 1 Agnes North Investment Co., being the Southeast corner of Tract 8, INDIAN SPRINGS RANCH, PHASE II, an addition to Wise County, Texas, according to the plat recorded in Cabinet A, Slide 496 and 497, Plat Records, Wise County Texas, said iron also being (per deed call) the Southwest corner of said W.F. FINLEY SURVEY, ABSTRACT NO. 1162 and the Northwest corner of the W.W. HASTINGS SURVEY, ABSTRACT NO. 453, Wise County, Texas;

THENCE N 01°25'21" W, along the West line of said Tract 1 Agnes North Investment Co., passing the the Southeast corner of Tract 9, of said INDIAN SPRINGS RANCH, and passing the Southeast corner of Tract 10, of said INDIAN SPRINGS RANCH, in all, 1294.35 feet to a cedar fence post found at the Southwest corner of said Tract 2 Agnes North Investment Co.;

THENCE N 00°50'37" W, along the common line of said Tract 2 Agnes North Investment Co. and Tract 10 of said INDIAN SPRINGS RANCH, passing the Southeast corner of Tract 11, of said INDIAN SPRINGS RANCH, in all, 542.68 feet to a 3" metal fence post found at the Southwest corner of that certain tract of land described by deed to Guy M. Cumbie and Kamee Y. Cumbie, recorded in Volume 1436, Page 766, Real Records, Wise County, Texas;

THENCE S 70°21'02" E, along the common line of said Tract 2 Agnes North Investment Co. and said Cumbie tract, 300.43 feet to a capped iron found;

THENCE S 57°10'46" E, along the common line of said Tract 2 Agnes North Investment Co. and said Cumbie tract, 408.60 feet to a 3" metal fence post found;

THENCE S 37°25'04" E, along the common line of said Tract 2 Agnes North Investment Co. and said Cumbie tract, 92.16 feet to a capped iron found;

THENCE S 13°13'42" E, along the common line of said Tract 2 Agnes North Investment Co. and said Cumbie tract, 148.20 feet to a capped iron found in the North line of said Tract 1 Agnes North Investment Co.;

THENCE N 89°49'14" E, along the common line of said Tract 1 Agnes North Investment Co. and said Cumbie tract, 371.27 feet passing a 60d nail found in the top of a cedar fence post in the West line of County Road No. 3672, continuing in all, 391.95 feet to the approximate center of said County Road No. 3672;

THENCE S 05°07'17" E, along the approximate center of said County Road No. 3672, 939.10 feet;

THENCE S 11°47'43" W, along the approximate center of said County Road No. 3672, 325.95 feet;

THENCE S 89°34'04" W, along the South line of said Tract 1 Agnes North Investment Co. and the North line of that certain tract of land described by deed to Dan Karr and Gaye Karr, recorded in Volume 983, Page 786, Real Records, Wise County, Texas, 20.84 feet passing a railroad tie fence post found in the West line of said County Road No. 3672, continuing in all, 283.27 feet to a railroad tie fence post found;

THENCE S 89°29'08" W, along the common line of said Tract 1 Agnes North Investment Co. and said Karr tract, 365.83 feet to a railroad tie fence post found;

THENCE S 89°15'15" W, along the common line of said Tract 1 Agnes North Investment Co. and said Karr tract, 150.58 feet to a railroad tie fence post found;

THENCE S 87°52'24" W, along the common line of said Tract 1 Agnes North Investment Co. and said Karr tract, 280.21 feet to the POINT OF BEGINNING and containing 39.26 acres of land.

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS AND OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES. CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 48497C0425-D, DATED DECEMBER 16, 2011, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

BASE BEARING PER GPS OBSERVATIONS - NORTH TEXAS STATE PLANE 1983, TEXAS NORTH CENTRAL ZONE 4202.



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

*Doug Burt*

DOUG BURT  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 2023  
 MARCH 20, 2018

DAN KARR  
 GAYE KARR  
 VOLUME 983, PAGE 786  
 R.R.W.C.T.

AGNES NORTH INVESTMENT CO.  
 TRACT 1  
 VOLUME 2244, PAGE 590  
 O.R.W.C.T.

39.26 ACRES  
 1,710,368 SQUARE FEET

POINT OF BEGINNING  
 1/2" IRON FOUND