



EASEMENTS
(Title Commitment Schedule B)

- 10.b Royalty Reservation of Record recorded in Volume 1083, Page 541, Deed Records, Grayson County, Texas. (Affects subject property)
10.c Boundary Line Agreement recorded in Volume 1024, Page 451, Deed Records, Grayson County, Texas. (References fence line along creek)
10.d Easement to Collin County Soil and Water Conservation recorded in Volume 1096, Page 761, Deed Records, Grayson County, Texas. (Affects area along White Creek)
10.e Easement to Grayson Collin Electric CO-OP., recorded under Clerk's Instrument Number 2022-14626, Official Public Records, Grayson County, Texas. (Blanket Easement)
10.f Affidavit for OSSF recorded in Doc. No. 2023-808, Deed Records, Grayson County, Texas. (Affects the subject property as shown.)

Surveyor's Certificate

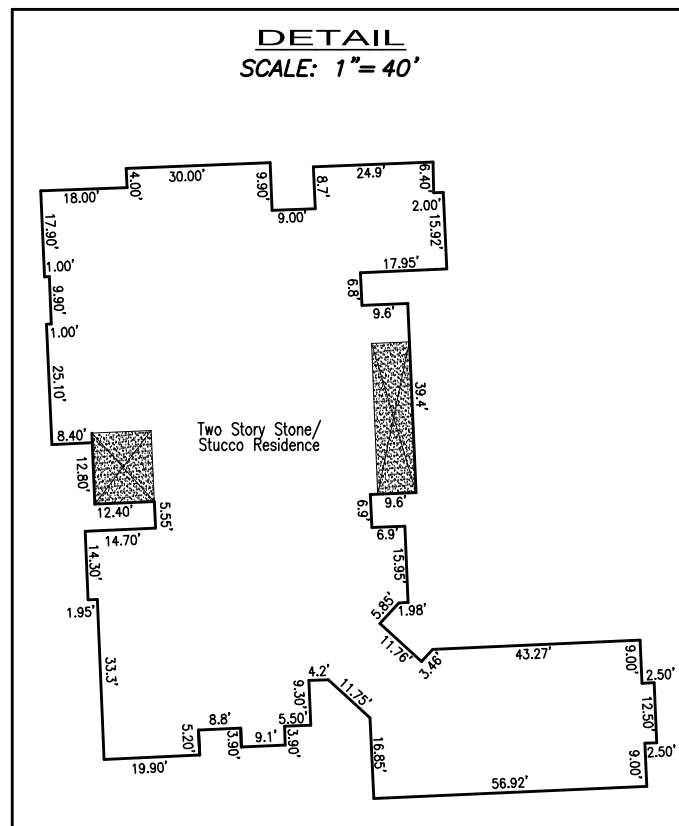
I hereby certify to Alfredo Leal and Nora Leal (owners), Planet Home Lending, LLC (Lenders), Red River Title (Title Company) and Texan Title Insurance Company that on the 10th day of March, 2023, this survey was made on the ground as per the field notes shown on the survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location, and types of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way, easements, and any other matters of record, or of which I have knowledge or have been advised, whether or not of record, affecting the subject property, and the location of all curb cuts and driveways, if any.

The subject property, to my knowledge, has ingress to or egress from Eagle Point, a public roadway.

This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

F.E. Bemenderfer Jr.

F.E. Bemenderfer Jr.
Registered Professional Land
Surveyor. No. 4051



Property Description

SITUATED in the State of Texas, County of Grayson, being part of the Thomas Wheeler Survey, Abstract No. 1324, being all of a 4.795 acre tract of land form David Hanschen to Alredo Leal and Nora Leal as described and recorded under Documwnt No. 2020-35739 of the Deed Records of Grayson County, Texas with said premises being more particularly described as follows:

BEGINNING Mag (magnetic) Nail set in the middle of Eagle Point Road marking the northeast corner of said 4.795 acre tract and said premise;

THENCE with the approximate middle of said roadway, South 02°28'10" East, 200.00 feet to a Mag Nail set marking the southeast corner of said 4.795 acre tract and said premises;

THENCE departing said roadway and along the south line of said 4.795 acre tract and said premises as follows: South 83°01'55" West (Basis of Bearings), passing at 30.0 feet a Roome capped iron rod set online for reference, and continuing for a total distance of 327.64 feet to a 1/2" iron rod found for angle break; South 85°36'37" West, 837.06 feet to a point for corner in White Creek, said point being the southwest corner of said 4.795 acre tract and said premises;

THENCE with the meanders of White Creek and the west line of said 4.795 acre tract and said premises as follows: North 23°10'03" East, 107.12 feet to a point for corner, and North 41°39'18" East, 104.17 feet to a point for corner and marking the northwest corner of said 4.795 acre tract and said premises;

THENCE with the north line of said 4.795 acre tract and said premises, North 83°01'10" East, passing at 1,016.69 feet a 1/2" iron rod set online for reference in a tree, and continuing for a total distance of 1,047.59 feet to the place of beginning and containing 4.795 acres of land.

Title Survey

351 Eagle Point Road

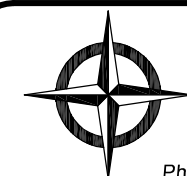
4.795 Acres

Thomas Wheeler Survey, Abstract No. 1234

City Of Van Alstyne, Grayson County, Texas

Date: March 10, 2023

Job No. AC904231



Roome
Land Surveying

2000 Avenue G, Suite 810
Plano, Texas 75074

Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com / Firm No. 10013100

Drawing: P:\AC\2021Q4\AC886558-Revised.DWG

EXHIBIT 'B'

RESTRICTIVE COVENANTS

The following restrictions apply to the property in addition to any restrictions already of record.

1. No chickens, hogs or dog kennels.
2. No unregistered or non operational vehicles.
3. No. mobil homes.
4. Minimum of 2000 square feet of air conditioned living area in any residence constructed on property.
5. All outbuildings shall be permanent type structure.

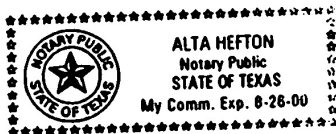
ACCEPTED:

Debora L. Bolden
DEBORA L. BOLDEN

Darrell R. Bolden
DARRELL R. BOLDEN

State of Texas
County of Grayson

This instrument was acknowledged before me this 2nd day of July, 1998, by Debora L. Bolden and Darrell R. Bolden.



Alta Hefton
Notary Public, State of Texas