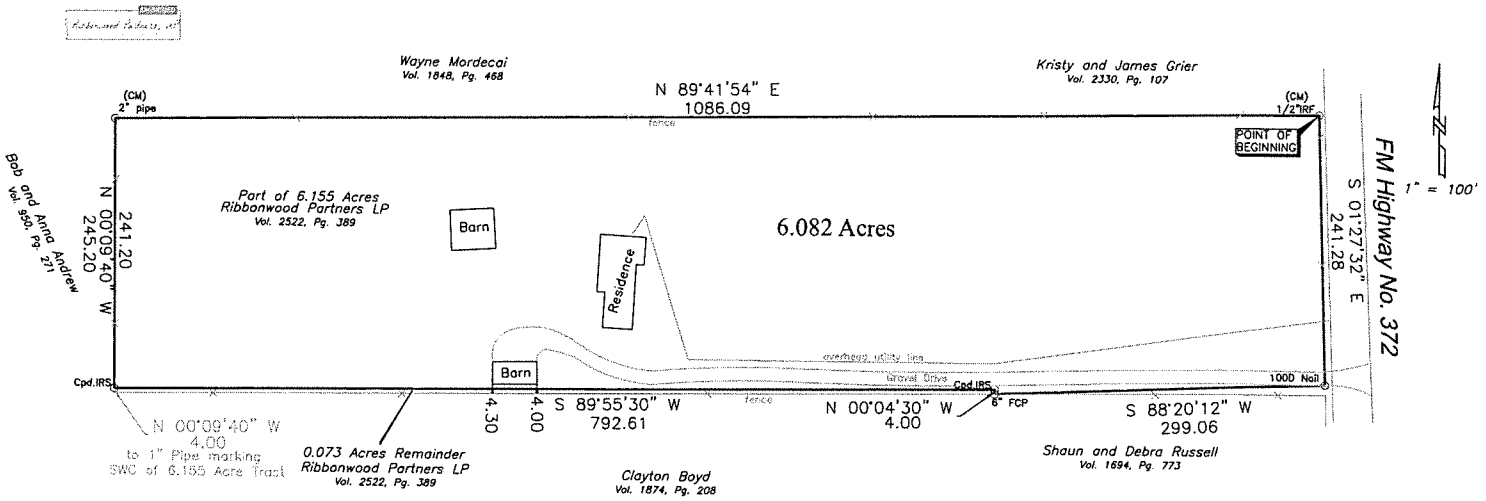

FIELD NOTES

SITUATED in the State of Texas and County of Cooke, being part of the Thomas J. Southward Survey, Abstract No. 946, being part of a 6.155 acres tract recorded in Volume 2522, Page 389 of the Deed Records of Cooke County, Texas, said premises being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found marking the northeast corner of said premises and being in the west Right-of-way line of F. M. Highway No. 372;

THENCE with said road and the east line of said premises, South 01°27'32" East, 241.28 feet to a 100D Nail found marking the southeast corner of said premises and said 6.155 acres;

THENCE departing said highway and with the south line of said premises, South 88°20'12" West, 299.06 feet to a 6" fence corner post found marking a southwest corner of said premises;

THENCE departing the south line of said 6.155 acres and with west line of said premises, North 00°04'30" West, 4.00 feet to a capped iron rod set marking an internal corner of said premises;

THENCE with the south line of said premises severing said 6.155 acres, South 89°55'30" West, 792.61 feet to a capped iron rod set marking the southwest corner of said premises and being in the west line of said 6.155 acres, said corner being North 00°09'40" West 4.00 feet from the southwest corner of said 6.155 acres;

THENCE with the north line of said 6.155 acres and said premises, North 89°41'54" East, 1086.09 feet to the point of beginning and containing 6.082 acres of land

CERTIFICATION

To: Ribbonwood Partners LP

I hereby certify that this survey was made on the ground as per the field notes shown on this survey and is true, correct and accurate as to the boundaries and areas of the subject property and if shown the location and type of buildings and other visible 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 of which I have been informed of by title commitment or survey request, or other source, affecting the subject property

James Joel Wilhite
Registered Professional Land Surveyor, No. 5190

STATE OF TEXAS
REGISTERED
JAMES JOEL WILHITE
5190
PROFESSIONAL
LAND SURVEYOR

NOTE: 1) Source bearing is based on deed recorded in Vol. 2522, Pg. 389 2) CM = Controlling Monuments 3) Surveyors seal will appear in red ink on original survey plats. 4) This Survey was performed without the benefit of a Title Commitment and may be affected by easements and other matters.

Wilhite Land Surveying, Inc.
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Firm No. 10083800

Job No. 20231922

Stephen M. Hayden and/or assigns 08/06/2023

Package ID: 7C943756CB304BC2C5AA1EB31DEB3E0B