

Owner: Carl Wesley Drucekhammer &
Melissa Drucekhammer
Buyer: Emir Investments, LLC

This survey is for the sole benefit of the transaction by and between: the owner and buyer stated hereon, 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.

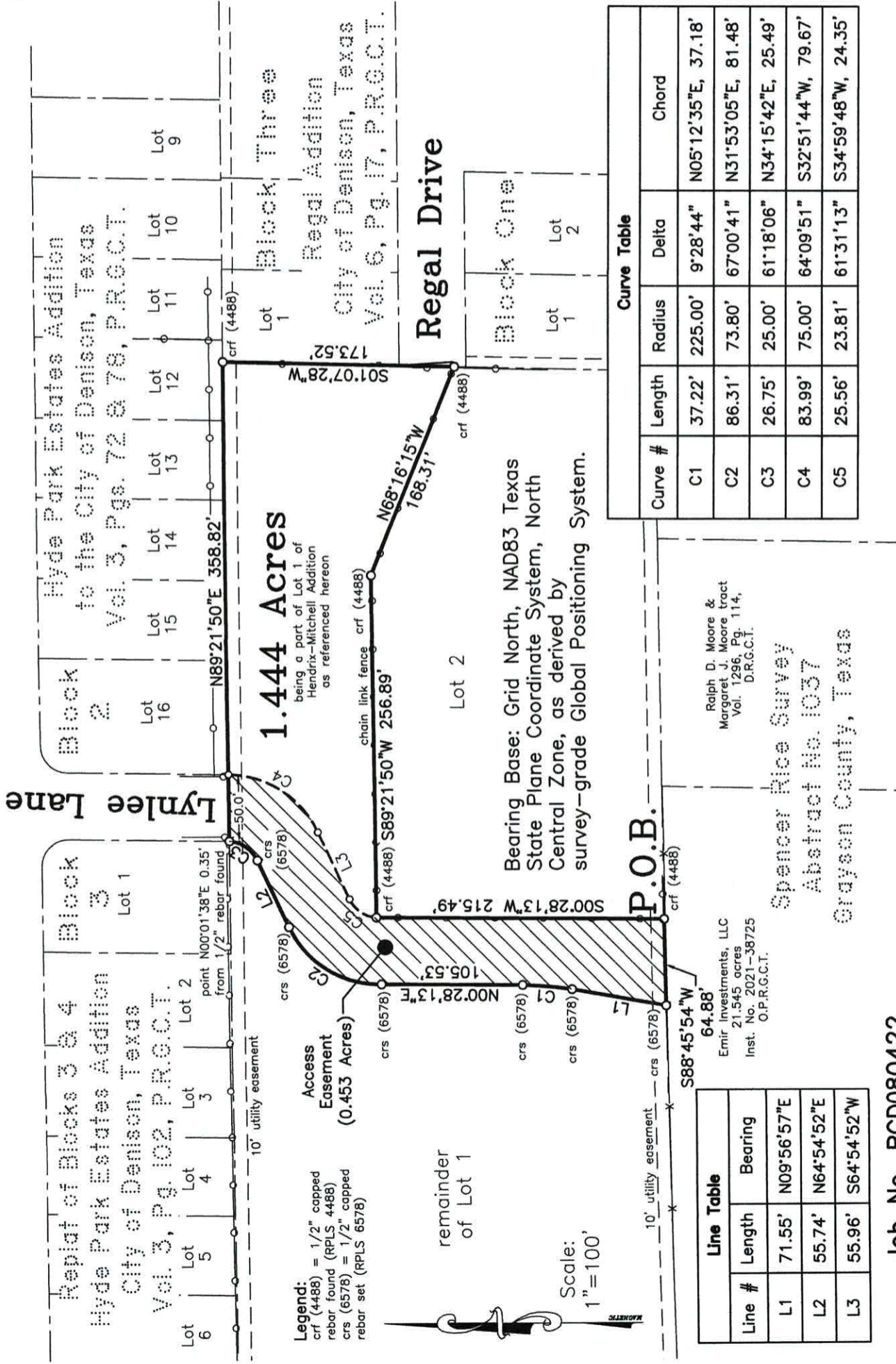
I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove and that this survey with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1A, Condition 3, TSPS Land Title Survey and is a true and correct to the best of my knowledge and belief as shown hereon.

Legal Description is as follows: a part of Lot 1 of Hendrix-Mitchell Addition to the City of Denison, Texas, as per plat of record in Volume 22, Page 7, Plat Records, Grayson County, Texas. Field Notes attached hereto.

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. 48181C0280 F, Revised Date: September 29, 2010.



Kate A. Wagner, R. P. S. No. 6578
Copyright Date: April 19, 2022



Note: This survey was done without the benefit of a title commitment and shall be platted through the City of Denison prior to any development and/or construction.

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463-6191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100

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Texas Board of Engineers and Land Surveyors Firm Registration No. 10088100

Billy F. Helvey, RPLS No. 4488 – Kate A. Wagner, RPLS No. 6578 – Adam Stephens, RPLS No. 6363

FIELD NOTES

1.444 Acres

SITUATED in the City of Denison, County of Grayson, State of Texas, being out of the Spencer Rice Survey, Abstract No. 1037 and being a part of Lot 1 of the Hendrix-Mitchell Addition to the City of Denison, Texas, as per plat of record in Volume 22, Page 7, Plat Records, Grayson County, Texas, being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch capped rebar found (RPLS 4488), lying in the North line of the 21.545 acres conveyed to Emir Investments, LLC, as recorded in Instrument No. 2021-38725, Official Public Records, Grayson County, Texas, being the Southwest corner of Lot 2 of said Hendrix-Mitchell Addition and the most Southerly Southeast corner of both said Lot 1 of Hendrix-Mitchell Addition and the herein described tract;

THENCE South 88 deg. 45 min. 54 sec. West, with the North line of said Emir Investments, LLC 21.545 acres, and a Southerly line of said Lot 1 of Hendrix-Mitchell Addition, a distance of 64.88 ft. to a 1/2 inch capped rebar set (RPLS 6578) at the Southwest corner of the herein described tract;

THENCE in a Northerly and Easterly direction, over and across said Lot 1 of Hendrix-Mitchell Addition, the following calls and distances:

1. North 09 deg. 56 min. 57 sec. East, a distance of 71.55 ft. to a 1/2 inch capped rebar set (RPLS 6578) at the beginning of a curve;

2. Northeasterly, with a curve to the left, having a radius of 225.00 ft., a central angle of 9 deg. 28 min. 44 sec. (chord bears: North 05 deg. 12 min. 35 sec. East, 37.18 ft.) and an arc length of 37.22 ft. to a 1/2 inch capped rebar set (RPLS 6578) at the end of said curve;

3. North 00 deg. 28 min. 13 sec. East, a distance of 105.53 ft. to a 1/2 inch capped rebar set (RPLS 6578) at the beginning of a curve;

4. Northeasterly, with a curve to the right, having a radius of 73.80 ft., a central angle of 67 deg. 00 min. 41 sec. (chord bears: North 31 deg. 53 min. 05 sec. East, 81.48 ft.) and an arc length of 86.31 ft. to a 1/2 inch capped rebar set, stamped "RPLS 6578" at the end of said curve;

5. North 64 deg. 54 min. 52 sec. East, a distance of 55.74 ft. to a 1/2 inch capped rebar set, stamped "RPLS 6578" at the beginning of a curve;

6. Northwesterly, with a curve to the left, having a radius of 25.00 ft. and a central angle of 61 deg. 18 min. 06 sec. (chord bears North 34 deg. 15 min. 42 sec. East, 25.49 ft.), an arc length of 26.75 ft. to a point in the North line of said Lot 1, at the Southeast corner of Lot 1, Block 3 of the Replat of Blocks 3 & 4, Hyde Park Estates Addition to the City of Denison, Texas as per plat of record in Volume 3, Page 102, Plat Records, Grayson County, Texas and the Northwest corner of the herein described tract, from which point bears North 00 deg. 01 min. 38 sec. East, 0.35 ft. from 1/2 inch rebar found;

THENCE North 89 deg. 21 min. 50 sec. East, with the South line of Lynlee Lane, and with the South line of Lots 12 thru 16, Block 2 of Hyde Park Estates Addition to the City of Denison, Texas, as per plat of record in Volume 3, Pages 72 & 78, said Plat Records, along the North line of said Lot 1, a distance of 358.82 ft. to a 1/2 inch capped rebar found (RPLS 4488) at the Northwest corner of Lot 1, Block Three of Regal Addition to the City of Denison, Texas as per plat of record in Volume 6, Page 17, said Plat Records and the Northeast corner of both said Lot 1 of Hendrix-Mitchell Addition at the herein described tract;

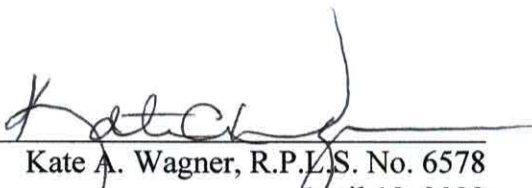
THENCE South 01 deg. 07 min. 28 sec. West, with the West line of said Lot 1, Block Three of said Regal Addition and the East line of said Lot 1, Hendrix-Mitchell Addition, passing the Southwest corner of said Lot 1, Block Three and continuing on now with the West line of Regal Drive, for a total distance of 173.52 ft. to a 1/2 inch capped rebar found (RPLS 4488) at the Northeast corner of said Lot 2, Hendrix-Mitchell Addition and the most Easterly Southeast corner of both said Lot 1 of Hendrix-Mitchell Addition at the herein described tract;

THENCE in a Northwesterly direction, with a Southerly line of said Lot 1 and the North lines of said Lot 2 of Hendrix-Mitchell Addition, the following calls and distances:

1. North 68 deg. 16 min. 15 sec. West, a distance of 168.31 ft. to a 1/2 inch capped rebar found (RPLS 4488) at an angle point of the herein described tract;
2. South 89 deg. 21 min. 50 sec. West, a distance of 256.89 ft. to a 1/2 inch capped rebar found (RPLS 4488), being the Northwest corner of said Lot 2 and an Ell corner of both said Lot 1 and the herein described tract;

THENCE South 00 deg. 28 min. 13 sec. West, with the West line of said Lot 2 and an East line of said Lot 1, a distance of 215.49 ft. to the **PLACE OF BEGINNING** and containing **1.444 ACRES** of land.




Kate A. Wagner, R.P.L.S. No. 6578
April 19, 2022

Helvey-Wagner Surveying, Inc.

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Texas Board of Engineers and Land Surveyors Firm Registration No. 10088100

Billy F. Helvey, RPLS No. 4488 – Kate A. Wagner, RPLS No. 6578 – Adam Stephens, RPLS No. 6363

FIELD NOTES ACCESS EASEMENT

SITUATED in the City of Denison, County of Grayson, State of Texas, being a part of the Spencer Rice Survey, Abstract No. 1037 and being an access easement upon, over and across a part of Lot 1 of the Hendrix-Mitchell Addition to the City of Denison, Texas, as per plat of record in Volume 22, Page 7, Plat Records, Grayson County, Texas, being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 1/2 inch capped rebar found (RPLS 4488), lying in the North line of the 21.545 acres conveyed to Emir Investments, LLC, as recorded in Instrument No. 2021-38725, Official Public Records, Grayson County, Texas, being the Southwest corner of Lot 2 of said Hendrix-Mitchell Addition and the most Southerly Southeast corner of both said Lot 1 of Hendrix-Mitchell Addition and the herein described tract;

THENCE South 88 deg. 45 min. 54 sec. West, with the North line of said Emir Investments, LLC 21.545 acres, and a Southerly line of said Lot 1 of Hendrix-Mitchell Addition, a distance of 64.88 ft. to a 1/2 inch capped rebar set (RPLS 6578) at the Southwest corner of the herein described tract;

THENCE in a Northerly and Easterly direction, over and across said Lot 1 of Hendrix-Mitchell Addition, the following calls and distances:

1. North 09 deg. 56 min. 57 sec. East, a distance of 71.55 ft. to a 1/2 inch capped rebar set (RPLS 6578) at the beginning of a curve;

2. Northeasterly, with a curve to the left, having a radius of 225.00 ft., a central angle of 9 deg. 28 min. 44 sec. (chord bears: North 05 deg. 12 min. 35 sec. East, 37.18 ft.) and an arc length of 37.22 ft. to a 1/2 inch capped rebar set (RPLS 6578) at the end of said curve;

3. North 00 deg. 28 min. 13 sec. East, a distance of 105.53 ft. to a 1/2 inch capped rebar set (RPLS 6578) at the beginning of a curve;

4. Northeasterly, with a curve to the right, having a radius of 73.80 ft., a central angle of 67 deg. 00 min. 41 sec. (chord bears: North 31 deg. 53 min. 05 sec. East, 81.48 ft.) and an arc length of 86.31 ft. to a 1/2 inch capped rebar set, stamped "RPLS 6578" at the end of said curve;

5. North 64 deg. 54 min. 52 sec. East, a distance of 55.74 ft. to a 1/2 inch capped rebar set, stamped "RPLS 6578" at the beginning of a curve;

6. Northwesterly, with a curve to the left, having a radius of 25.00 ft. and a central angle of 61 deg. 18 min. 06 sec. (chord bears North 34 deg. 15 min. 42 sec. East, 25.49 ft.), an arc length of 26.75 ft. to a point in the North line of said Lot 1, at the Southeast corner of Lot 1, Block 3 of the Replat of Blocks 3 & 4, Hyde Park Estates Addition to the City of Denison, Texas as per plat of record in Volume 3, Page 102, Plat Records, Grayson County, Texas and the Northwest corner of the herein described tract, from which point bears North 00 deg. 01 min. 38 sec. East, 0.35 ft. from 1/2 inch rebar found;

THENCE North 89 deg. 21 min. 50 sec. East, with the South line of Lynlee Lane, and the North line of said Lot 1, a distance of 50.0 ft. to a point at the Southwest corner of Lot 16, Block 2 of Hyde Park Estates Addition to the City of Denison, Texas as per plat of record in Volume 3, Pages 72 and 78, said Plat Records and the Northeast corner of the herein described easement;

THENCE on a Southwesterly direction, over and across Lot 1 of said Hendrix-Mitchell Addition, the following calls and distances:

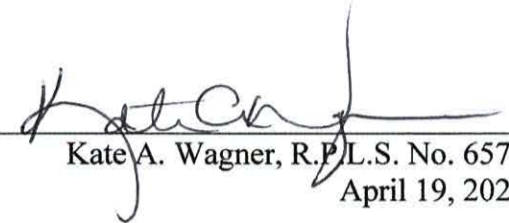
1. Southwesterly, with a curve to the right, having a radius of 75.00 ft. and a central angle of 64 deg. 09 min. 51 sec. (chord bears South 32 deg. 51 min. 44 sec. West, 79.67 ft.), an arc length of 83.99 ft. the end of said curve;

2. South 64 deg. 54 min. 52 sec. West, a distance of 55.96 to a point at the beginning of a curve;

3. Southeasterly, with a curve to the left, having a radius of 23.81 ft. and a central angle of 61 deg. 31 min. 13 sec. (chord bears South 34 deg. 59 min. 48 sec. West, 24.35 ft.), an arc length of 25.56 ft. to a 1/2 inch capped rebar found (RPLS 4488) at the Northwest corner of said Lot 2 and an Ell corner of said Lot 1;

THENCE South 00 deg. 28 min. 13 sec. West, with an Easterly line of said Lot 1 and the West line of said Lot 2, a distance of 215.49 ft. to the **PLACE OF BEGINNING** and containing **0.453 ACRES** of land.




Kate A. Wagner, R.P.L.S. No. 6578
April 19, 2022