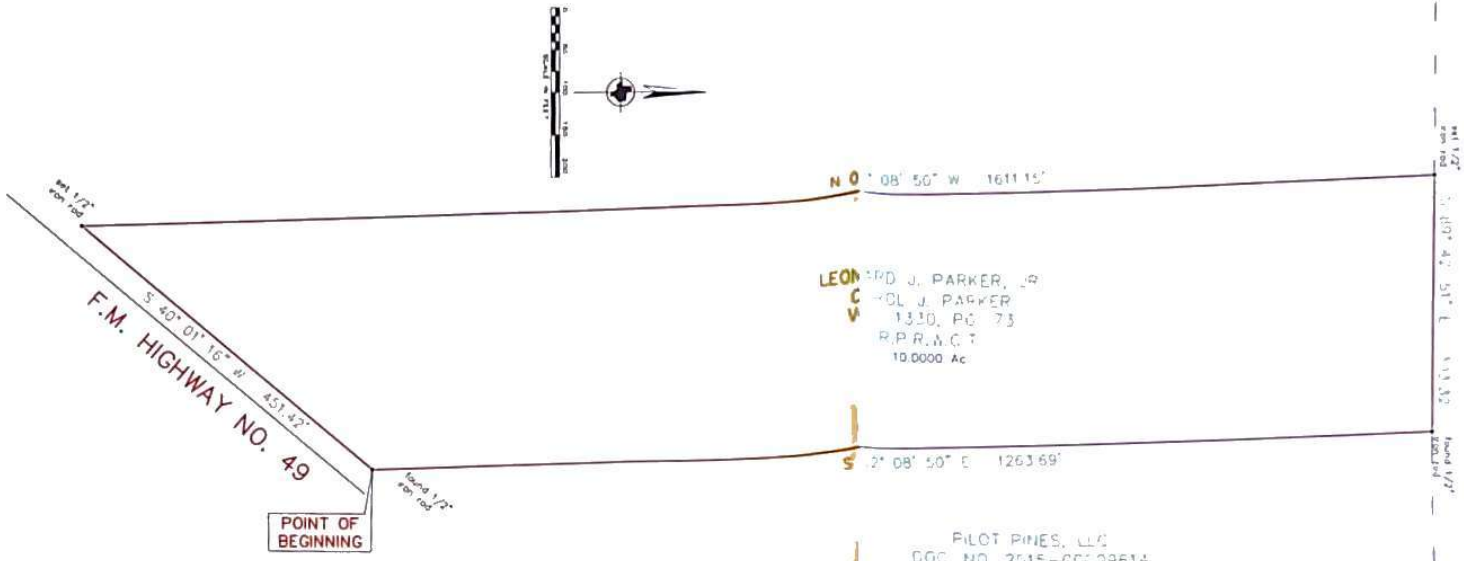


PROPERTY DESCRIPTION

That certain 10.0000 acre tract of land situated in the M.L. Burnett Survey, Abstract No. 34, Wood County, Texas, being part of that certain called 79.020 acre tract conveyed to Leonard J. Parker, Jr. and Carol Parker, by deed recorded in Volume 1330, Page 73 of the real Property Records of Wood County, Texas, said 10.0000 acres being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for corner in the northwesterly line of F.M. Highway No. 49, said point being the southeast corner of said Parker tract and in the southerly most West line of that certain called 89.203 acre tract conveyed to Pilot Pines, LLC by deed recorded in Doc. No. 2015-00009614 of the Official Public Records of Wood County, Texas.

THENCE South 40 degrees 01 minutes 16 seconds West, along the South line of said Parker tract and the northwesterly line of F.M. Highway No. 49, a distance of 451.42 feet, to a 1/2-inch iron rod set for corner.

THENCE North 02 degrees 08 minutes 50 seconds West, crossing said Parker tract, a distance of 1611.15 feet, to a 1/2-inch iron rod set for corner, said point being in the North line of said Parker tract and in the westerly most South line of said Pilot Pines tract, said point also being in the called North line of said Burnett Survey and in the called South line of the P. Rossner Survey, Abstract No. 512.

THENCE South 89 degrees 42 minutes 51 seconds East, along the North line of said Parker tract and the westerly most South line of said Pilot Pines tract and the called North line of said Burnett Survey and the called South line of said Rossner Survey, a distance of 303.32 feet, to a 1/2-inch iron rod found for corner, said point being the northeast corner of said Parker tract and an interior corner of said Pilot Pines tract.

THENCE South 02 degrees 08 minutes 50 seconds East, along the East line of said Parker tract and the southerly most West line of said Pilot Pines tract, a distance of 1263.69 feet, to the POINT OF BEGINNING and containing 10.0000 acres of land, more or less.

THIS IS TO DECLARE that on this date a survey was made on the ground, under my direction and supervision of the above described tract of land.

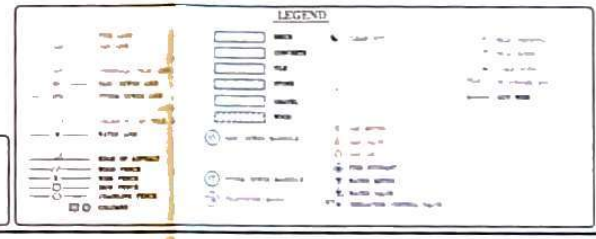
There are no visible contacts, visible evidence of easements or rights-of-way, or protrusions except as shown, and that this date the easements, rights-of-way or other locatable matters of record of which the undersigned has knowledge or has been advised are as shown or noted hereon.

NOTES:

SUBJECT PROPERTY IS NOT AFFECTED BY THE FOLLOWING

EASEMENT - VOL. 1989, PG. 19
EASEMENT - VOL. 1510, PG. 516
EASEMENT - VOL. 2197, PG. 612

LEGEND



COPYRIGHT © D.W. HOOKER SURVEYING. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING, OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS SURVEY WITHOUT THE ORIGINAL SIGNATURE IN BLACK INK ARE NOT VALID.

REVISIONS

NO.	DATE REVISED	BY	REVISION	DATE ENCRYPTED
1	08/24/18	DW	CORRECT CALLS IN LEGAL	08/24/18
2	08/24/18	DW	ADDRESS EASEMENTS	08/24/18

D. W. HOOKER SURVEYING
406 W. BLAIR ST.
SUITE 100
MINEOLA, TEXAS 75773
PHONE (903) 569-0330
FAX (903) 569-0335

DRAWN BY: DB
CHECKED BY: DB
SCALE: 1" = 100'
DATE: 25 DC 18
JOB NO. 18-1000
SEP PARKER

BOUNDARY SURVEY
F.M. HIGHWAY NO. 49
10.0000 ACRES
M.L. BURNETT SURVEY
ABSTRACT NO. 34
WOOD COUNTY, TEXAS

HANES
4525 FM 49 MINEOLA 75773