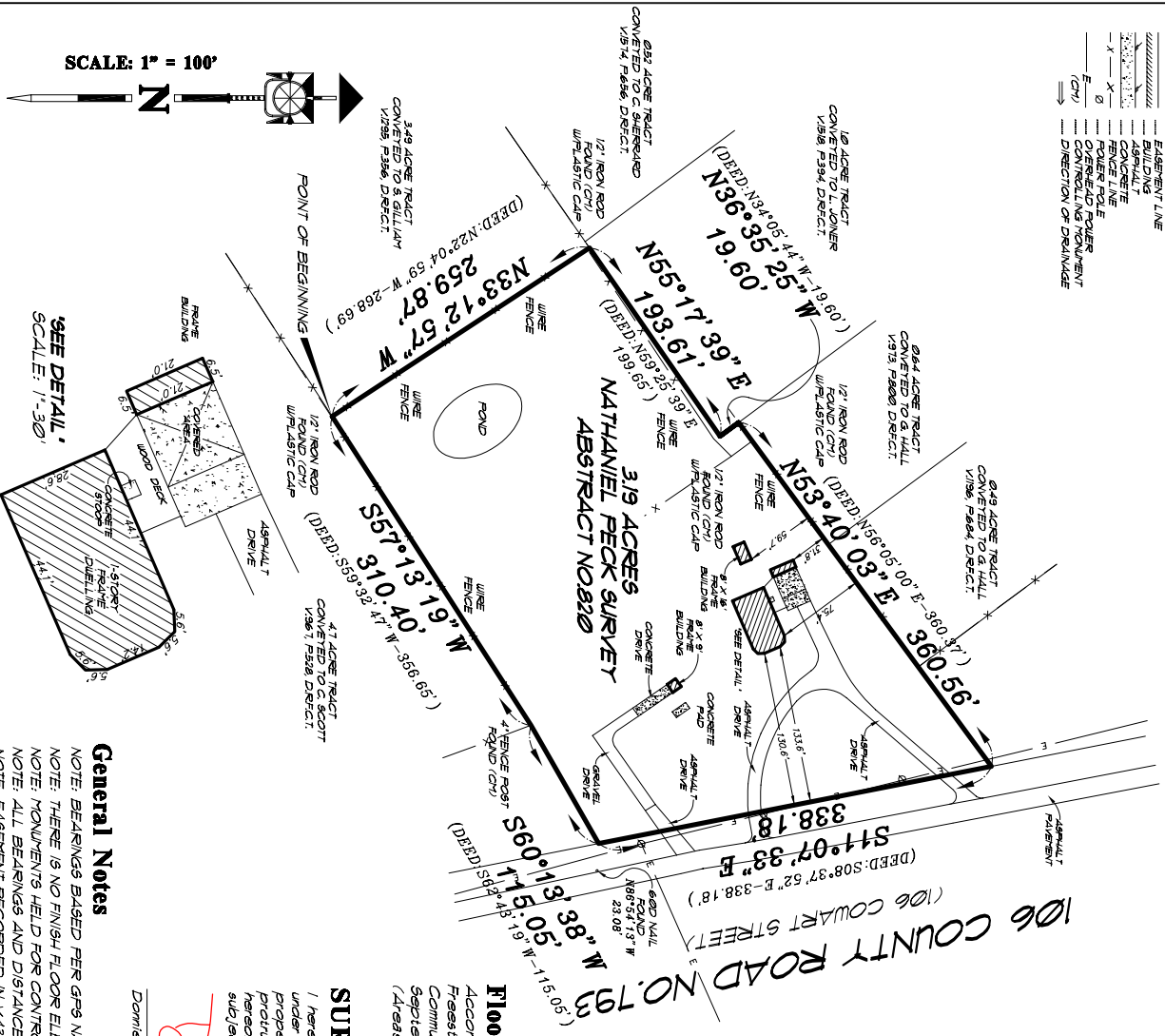


LEGEND

---	PROPERTY LINE
---	EASEMENT LINE
---	BUILDING
---	ASPHALT
---	CONCRETE
X	POLE
0	POWER POLE
---	OVERHEAD POWER
---	(C/W)
---	DIRECTION OF DRAINAGE



SCALE: 1" = 100'

SEE DETAIL SCALE: 1" = 30'

General Notes

NOTE: BEARINGS BASED PER GPS NAD83.

NOTE: THERE IS NO FINISH FLOOR ELEVATION REQUIRED PER DEED.

NOTE: MONUMENTS HELD FOR CONTROL ARE AS SHOWN.

NOTE: ALL BEARINGS AND DISTANCES ARE MEASURED.

NOTE: EASEMENT RECORDED IN V432, P.495, D.R.F.C.T. (BLANKET IN NATURE)

Survey Showing
3.19 Acre Tract
Nathaniel Peck Survey
Abstract No. 820
City of Donle, Freestone County, Texas

Legal Description 3.19 Acre Tract

Being a tract or parcel of land situated in the Nathaniel Peck Survey, Abstract No. 820, City of Donle, Freestone County, Texas, being the same tract conveyed to CR Properties 2015 LLC, by deed recorded in Volume 1679, Page 594, Deed Records, Freestone County, Texas, being more particularly described as follows:

Beginning at a 1/2" iron rod with plastic cap found for corner in the north line of a 4.7 acre tract conveyed to C. Scott by deed recorded in Volume 967, Page 528, Deed Records, Freestone County, Texas, being the southeast corner of a 3.49 acre tract conveyed to S. Gilliam in by deed recorded in Volume 1295, Page 356, Deed Records, Freestone County, Texas, and being the southwest corner of said CR Properties 2015 LLC tract;

Thence North 33°12'57" West with the common line between said CR Properties 2015 LLC tract and said 3.49 acre tract a distance of 259.87 feet to a 1/2" iron rod with plastic cap found for corner in the south line of a 1.0 acre tract conveyed to L. Joiner by deed recorded in Volume 1518, Page 394, Deed Records, Freestone County, Texas, being the northeast corner of said 3.49 acre tract and the northwest corner of said CR Properties 2015 LLC tract;

Thence North 55°17'39" East with the common line between said CR Properties 2015 LLC tract and said 1.0 acre tract a distance of 193.61 feet to a 1/2" iron rod with plastic cap found for corner, being the southeast corner of said 1.0 acre tract and an inside ell corner of said CR Properties 2015 LLC tract;

Thence North 36°35'25" West with the common line between said CR Properties 2015 LLC tract and said 1.0 acre tract a distance of 19.60 feet to a 1/2" iron rod with plastic cap found for corner in the east line of said 1.0 acre tract, being the southwest corner of a 0.64 acre tract conveyed to G. Hall by deed recorded in Volume 973, Page 800, Deed Records, Freestone County, Texas, being an outside ell corner of said CR Properties 2015 LLC tract;

Thence North 53°40'03" East with the common line between said CR Properties 2015 LLC tract and said 0.64 acre tract a distance of 360.56 feet to a point for corner in the west line of County Road No. 793 (Cowan Road), being the northeast corner of said CR Properties 2015 LLC tract;

Thence South 11°07'33" East with the east line of said CR Properties 2015 LLC tract and the west line of said County Road No. 793 a distance of 338.18 feet to a point for corner in the west line of said County Road No. 793, being the southeast corner of said CR Properties 2015 LLC tract and the northeast corner of said 4.7 acre tract and from which a 60d nail found bears South 86°54'15" East, 23.08 feet;

Thence South 60°17'38" West with the common line between said CR Properties 2015 LLC tract and said 4.7 acre tract a distance of 115.05 feet to a fence post found for corner, being an angle point corner of said CR Properties 2015 LLC tract and said 4.7 acre tract;

Thence South 57°18'19" West with the common line between said CR Properties 2015 LLC tract and said 4.7 acre tract a distance of 310.40 feet to the **POINT OF BEGINNING** and containing 3.19 acres of land, more or less as surveyed on the ground May 17, 2016 by Tucker Surveyors.

Flood Statement

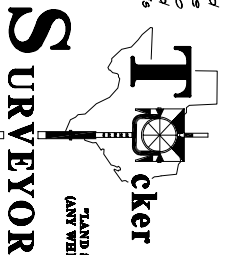
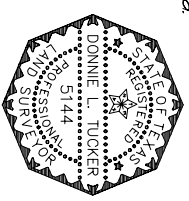
According to the Flood Insurance Rate Map for Freestones County, Texas and Incorporated Areas, Community Fanel No. 4808220010-B, effective date September 1, 2007, this property is located in Zone 'X', (Areas determined to be outside 500-year floodplain).

SURVEYOR'S DECLARATION

I hereby declare that this true and accurate survey, made on the ground under my supervision, on May 17, 2016, correctly shows the relation of the property lines or land covered by this survey, and that there are no protrusions or overlaps onto adjoining property or property indicated hereon, except as shown, noted or described on the survey. This survey is subject to any easements not visible on the ground.

Donnie L. Tucker

Donnie L. Tucker, RP25 No. 5144



Tucker
SURVEYORS
 LAND SURVEYING
 ANYWHERE IN TEXAS

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