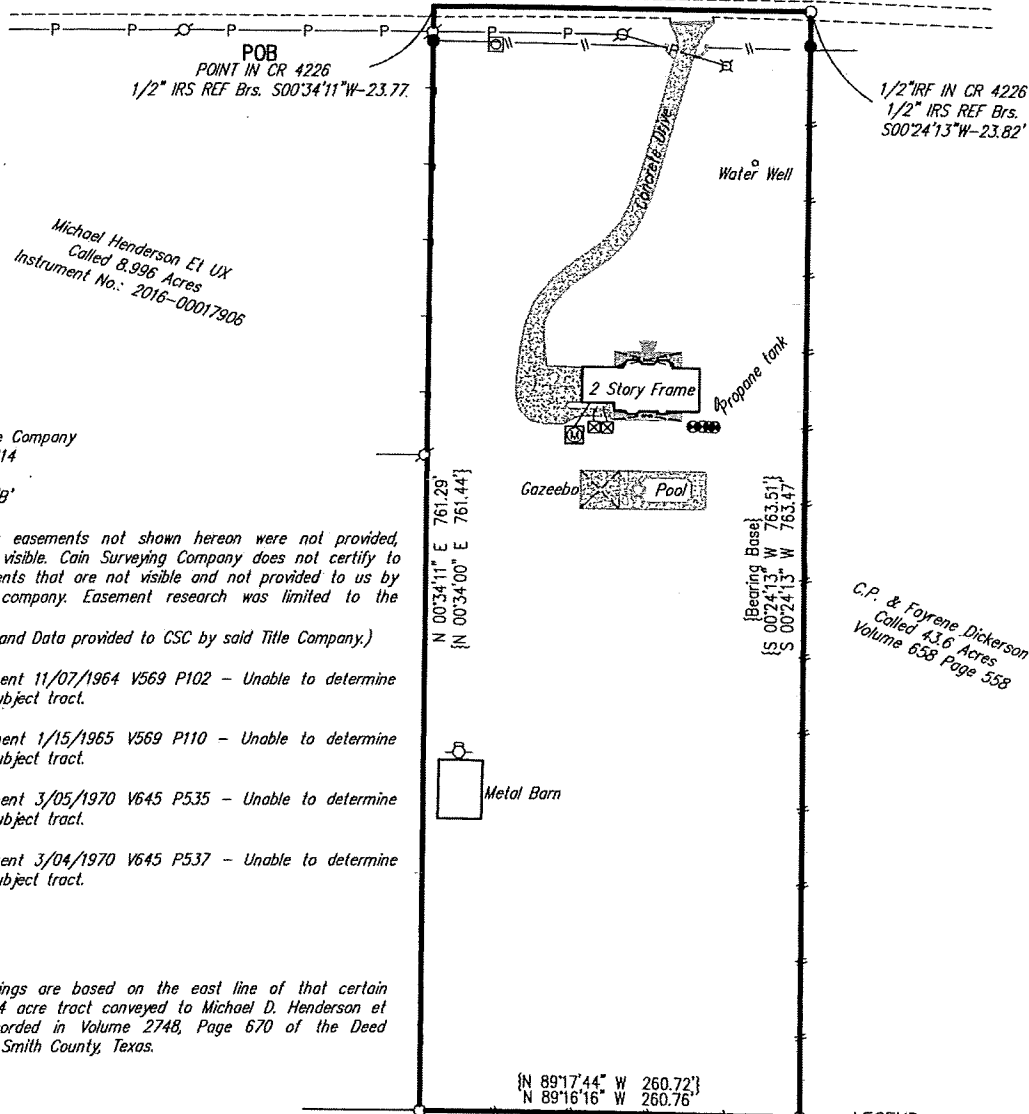


2242794

4.540 ACRES
BEING ALL OF A CALLED
4.554 ACRE TRACT
VOLUME 2748, PAGE 67
HENDERSON COUNTY, TEXAS

JOHN FERGUSON SURVEY
ABSTRACT 7

COUNTY ROAD 4226 (CR-4226) {S 89°45'06" E 258.55'}
S 89°45'08" E 258.55'



Michael Henderson Et UX
Called 8.996 Acres
Instrument No.: 2016-00017905

Federal Title Company
CF # 18-1614

SCHEDULE 'B'

(Note: Any easements not shown hereon were not provided, located or visible. Cain Surveying Company does not certify to any easements that are not visible and not provided to us by said Title company. Easement research was limited to the following:
Easements and Data provided to CSC by said Title Company.)

- 10c) Document 11/07/1964 V569 P102 - Unable to determine effect on subject tract.
- 10d) Document 1/15/1965 V569 P110 - Unable to determine effect on subject tract.
- 10e) Document 3/05/1970 V645 P535 - Unable to determine effect on subject tract.
- 10c) Document 3/04/1970 V645 P537 - Unable to determine effect on subject tract.

Note: Bearings are based on the east line of that certain called 4.554 acre tract conveyed to Michael D. Henderson et ux. as recorded in Volume 2748, Page 670 of the Deed Records of Smith County, Texas.

I, James Garrett Cain, do hereby certify that this Plat accurately represents an on the ground survey made under my direct supervision on September 27, 2018 and is being submitted along with a Legal Description of the tract(s) shown hereon.

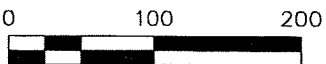
James Garrett Cain
James Garrett Cain
Registered Professional Land Surveyor
State of Texas No. 5980



Douglasweel, Ltd. a Texas
limited partnership
Tract two called 5.01 AC
Volume 2932 Page 737

- LEGEND:**
- { } DEED CALL
 - 1/2" IRS W/CAP (CSC RPLS#5980)
 - 1/2" IRF
 - ⊠ A/C
 - POWER POLE
 - ⊠ LIGHT POLE
 - ⊠ WATER METER
 - ⊠ ELECTRIC METER
 - ⊠ METER POLE
 - SEPTIC TANK

UNLESS OTHERWISE NOTED.



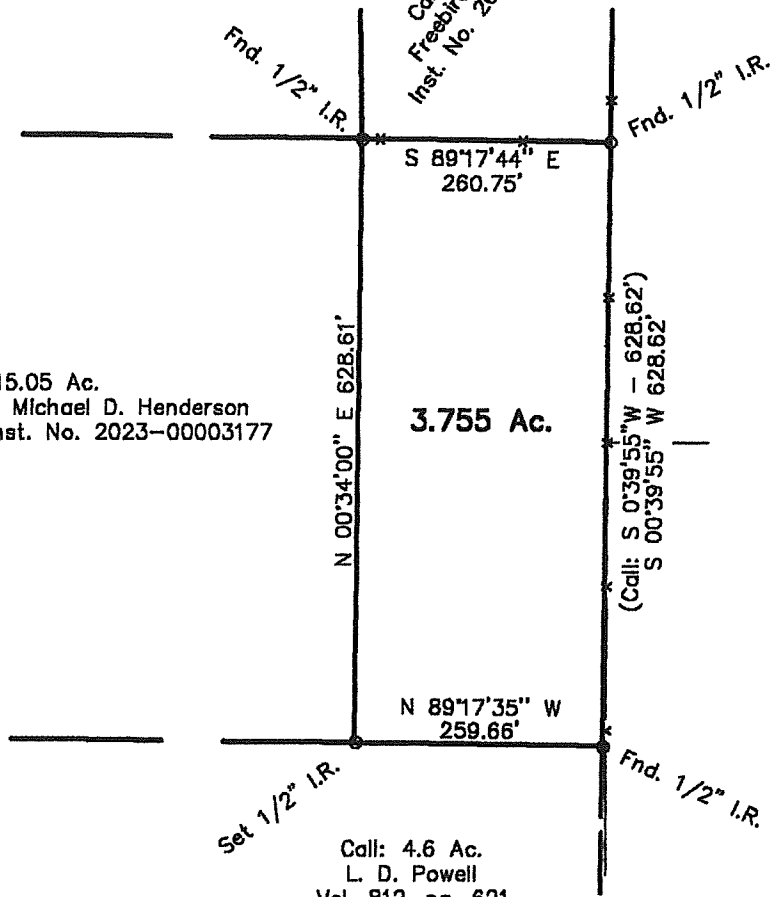
DRAWN BY: J.W.H.	REVISIONS:	A SURVEY FOR CURTIS ALLAN NICHOLS & ANGELA NICHOLS 20850 CR 4226, FRANKSTON HENDERSON COUNTY, TEXAS	FIRM NO. 10129100 CAIN SURVEYING COMPANY 315 HWY. 110 SOUTH-WHITEHOUSE, TEXAS 75791 PHONE: 903-839-1104 FAX: 903-839-1184
DATE: 9/27/2018			
DWG. NO.: J3173			
FB/P.G.: FOLDER			

JOHN FERGUSON SURVEY A-7



Call: 9.0 Ac.
Michael Henderson
2012-00002746

Call: 4.54 Ac.
Freebird Farms LLC
Inst. No. 2022-00018135



Call: 15.05 Ac.
Doublesweet LTD to Michael D. Henderson
March 3, 2023 Inst. No. 2023-00003177

Call: 35.86 Ac.
Deborah Edmondson
2009-00016736

Call: 4.6 Ac.
L. D. Powell
Vol. 812, pg. 621

NOTE:

No information was furnished and no abstracting done by this office concerning title, easements, or right-of-ways, on or across this property. There may exist other documents of record that would affect this property.

Bearings based on record call along the West line of a called 35.86 acre tract recorded in Document No. 2009-00016736 of the Official Public Records.

I, Jerry D. Jones, Registered Professional Land Surveyor No. 2504 do hereby declare that the plat shown hereon accurately represents the results of an on the ground survey made by me during the month of October, 2023, and all corners are as shown hereon. There are no encroachments, conflicts, or protrusions apparent on the ground except as shown.

**PLAT OF SURVEY
SHOWING
PART OF THE
JOHN FERGUSON SURVEY A-7
HENDERSON COUNTY, TEXAS**

A description accompanies this plat.



Jerry D. Jones, Registered Professional Land Surveyor No. 2504
October 19, 2023

Scale: 1" = 200'

JERRY D. JONES
REGISTERED PROFESSIONAL LAND SURVEYOR

P.O. BOX 146
FRANKSTON, TEXAS
PHONE 903/876-4499
FIRM NO. 10052300

SURVEY FOR:
MIKE HENDERSON

JOB NO.
H-7-15MH

Call: 37.14 Ac.
Raymond Nichols
Vol. 671, pg. 451

(Call: S 89°29'52" E)
S 89°29'52" E 395.12'

County Road No. 4226

Fnd. 1/2" I.R.

Set 1/2" I.R.
S 01°2'28" W - 28.28'



JOHN FERGUSON SURVEY A-7

4.73 Ac.

Call: 4.54 Ac.
Freebird Farms LLC
Inst. No. 2022-00018135

(Call: N 01°2'28" E)
N 00°12'28" E 521.19'

S 00°12'28" W 521.19'

Call: 35.86 Ac.
Alana Moore, et al to Deborah Edmonson
October 9, 2009 Inst. No. 2009-00016736

N 89°29'52" W 395.12'

Set 1/2" I.R.
N 89°29'52" W - 7.65'

Set 1/2" I.R.

NOTE:
No information was furnished and no abstracting done by this office concerning title, easements, or right-of-ways, on or across this property. There may exist other documents of record that would affect this property.

Bearings based on record call along the East line of a called 5.0 acre tract recorded in Volume 783, page 760, of the Deed Records of Henderson Co., Texas.

I, Jerry D. Jones, Registered Professional Land Surveyor No. 2504 do hereby declare that the plat shown hereon accurately represents the results of an on the ground survey made under my direction and supervision during the month of October, 2023, and all corners are as shown hereon. There are no encroachments, conflicts, or protrusions apparent on the ground except as shown.

PLAT OF SURVEY SHOWING PART OF THE JOHN FERGUSON SURVEY A-7 HENDERSON COUNTY, TEXAS

Descriptions accompany this plat.

Jerry D. Jones, Registered Professional Land Surveyor No. 2504
October 19, 2023

Exhibit "A" continued

Scale: 1" = 100'

JERRY D. JONES
REGISTERED PROFESSIONAL LAND SURVEYOR

P.O. BOX 146
FRANKSTON, TEXAS
PHONE 903/876-4499
FAX 903/876-4991

JOB NO.
H-7-107