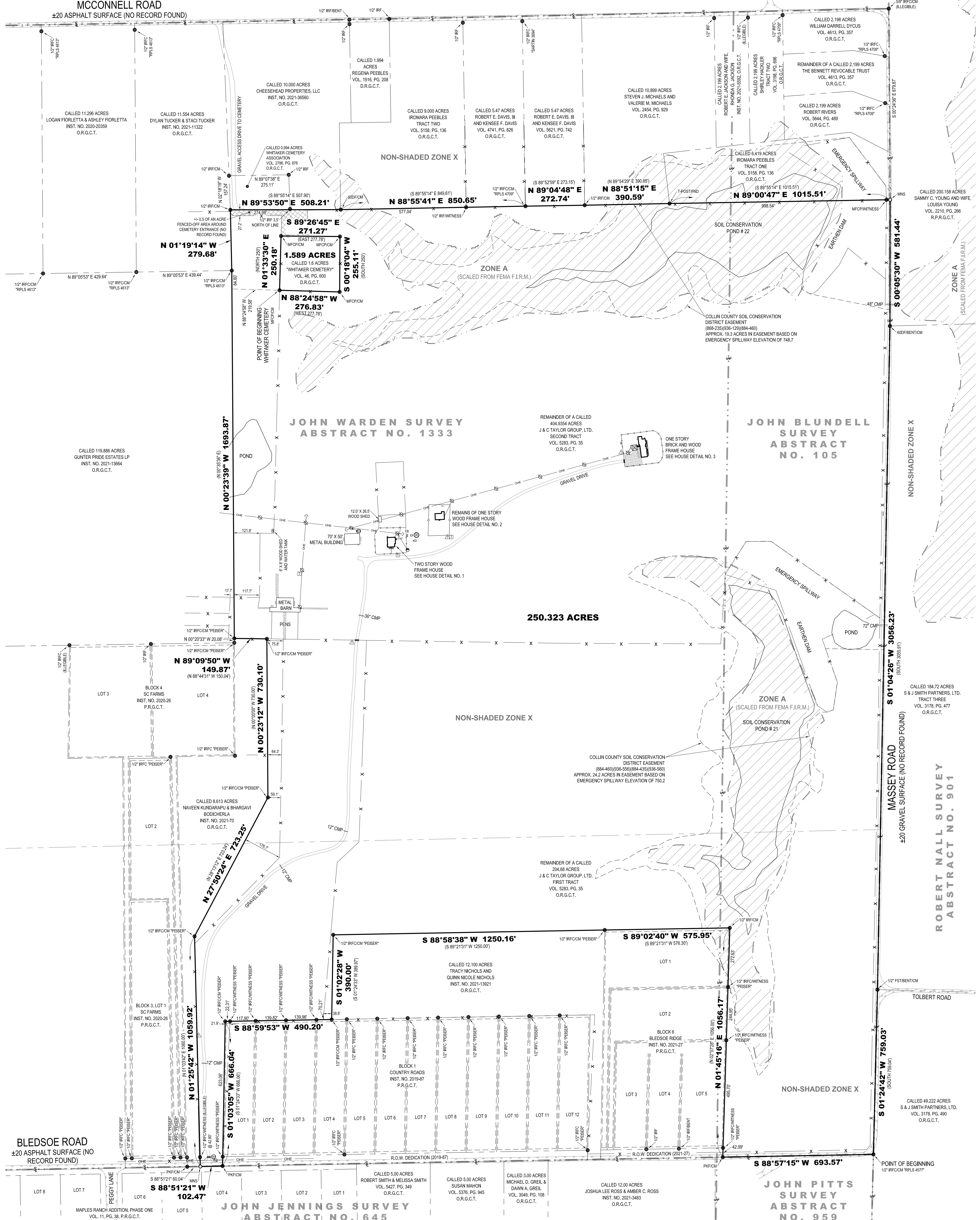


All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202). North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.99999999.

**HARRIS STANLEY SURVEY
ABSTRACT NO. 1108**



Certify to: Rise Commercial Investments, LLC; J & C Taylor Group, LTD., a Texas Limited Partnership; Title Resources Guaranty Company, HSTX Title;

I, Chris R. Noah, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey has been prepared from an actual on-the-ground survey of the premises depicted hereon and described in the land description attached hereto, conducted under my direction and supervision on 12/31/2021, and there are no discrepancies, conflicts, shortages in area or boundary line conflicts, or any intrusions of visible improvements from adjoining tracts, or portions of visible improvements onto adjoining tracts, to the best of my knowledge and belief, except as shown. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Chris R. Noah, R.P.L.S. No. 6585

LEGEND

● FOUND MONUMENT	⊕ ELECTRIC METER
○ SET MONUMENT	⊕ UTILITY/POWER POLE
MNS MAG NAIL SET W/ PRESTON TRAIL, R.P.S. 5585' ALUMINUM WASHER SET	— GUY
IRF IRON ROD FOUND	⊕ LIGHT
IRFC IRON ROD FOUND W/ PLASTIC CAP	⊕ TELEPHONE BOX
FST FOUND SQUARE TUBE	⊕ BURIED TELEPHONE MARKER
PKF PK NAIL FOUND	⊕ WATER METER
MFCP METAL FENCE CORNER POST	⊕ WATER VALVE
WFCP WOOD FENCE CORNER POST	⊕ WATER WELL
CM CONTROLLING MONUMENT	⊕ AC UNIT
() DEED OR PLAT CALL	⊕ CLEAN OUT
R.O.W. RIGHT-OF-WAY	⊕ CORRUGATED METAL PIPE
P.R.G.C.T. PLAT RECORDS, GRAYSON COUNTY, TEXAS	⊕ WATER METER
D.R.G.C.T. DEED RECORDS, GRAYSON COUNTY, TEXAS	— BOUNDARY LINE
O.R.G.C.T. OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS	— ADJONER LINE
R.P.R.G.C.T. REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS	— ABSTRACT LINE APPROXIMATE
VOL. PG. VOLUME, PAGE	— EASEMENT
INST. NO. INSTRUMENT NO.	— WIRE FENCE
	— WOOD FENCE
	— CHAIN LINK FENCE
	— ASPHALT
	— OVERHEAD ELECTRIC/UTILITY

TITLE SURVEY
JOHN WARDEN SURVEY, A-1333
JOHN BLUNDELL SURVEY, A-105
250.323 ACRES
TBD Bledsoe Road, Gunter
Grayson County, Texas

Preston Trail LAND SURVEYING
787 W FM 996 Pottsboro, TX 75076
www.prestontrailandsurveying.com 903-786-6029

TBPLS Firm No. 10194175
Drawn by: BNH
Checked by: CRN

Scale: 1"=200'
Date: 12/15/2021

Project No. 21-0788
Sheet No. 1 of 2

NOTES ADDRESSING SCHEDULE 'B' EXCEPTIONS:

Only those easements and/or other matters of record, as listed in Title Commitment GF No. HSTX21-00753, issued by Title Resources Guaranty Company, countersigned by HSTX Title, with an effective date of November 10, 2021, and an issued date of November 19, 2021, and related below were considered for this Survey. The surveyor did not perform an abstract of title.

- 10h. Easement to Collin County Soil Conservation District, Recorded in Volume 868, Page 235 and Volume 884, Page 460, Deed Records; as affected by supplemental Easement Agreements Recorded in Volume 936, Page 556 and Volume 963, Page 129, Deed Records; and as affected by Partial Release Recorded in Volume 5283, Page 30, Deed Records, Grayson County, Texas.
(Affects the surveyed property as shown)
- 10i. Easement to Collin County Soil Conservation District, Recorded in Volume 884, Page 435, Deed Records as affected by Supplemental Easement recorded in Volume 936, Page 560, Deed Records, Grayson County, Texas.
(Affects the surveyed property as shown)
- 10j. Easement to Collin County Soil Conservation District, Recorded in Volume 986, Page 48, Deed Records, Grayson County, Texas.
(Affects the surveyed property as shown)
- 10k. Easement to Gunter Water Supply Corporation, Recorded in Volume 1215, Page 315 and Volume 1215, Page 317, Deed Records, Grayson County, Texas.
(Does not affect the surveyed property)
- 10l. Easement to Gunter Water Supply Corporation, Recorded in Volume 2409, Page 59, Deed Records, Grayson County, Texas.
(Does not affect the surveyed property)
- 10m. Waterline Easement and Right of Way (including Temporary Easement for Construction) to Marilee Special Utility District, Recorded in Instrument No. 2019-20857, Official Records Grayson County, Texas.
(Blanket easement affects the surveyed property for a 20-foot wide water line easement centered on water line as installed, also affects by rights of ingress and egress. The water line has not been located and this easement is not plotted)

LAND DESCRIPTION:

BEING all of that certain tract or parcel of land situated in the John Warden Survey, Abstract No. 1333, and the John Blundell Survey, Abstract No. 105, Grayson County, Texas, and being all of the remaining portion of a called 204.68 acre tract of land described as First Tract, and all of the remaining portion of a called 404.9354 acre tract of land described as Second Tract, both tracts described in the deed to J & C Taylor Group, LTD., recorded in Volume 5283, Page 35, Official Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron with plastic cap stamped "RPLS 4577" found for the southeast corner of said 204.68 acre tract, and on the westerly line of a called 49.222 acre tract of land described in the deed to S & J Smith Partners, LTD., recorded in Volume 3178, Page 490, said Official Records, and on the southeasterly side of the intersection of Bledsoe Road and Massey Road;

THENCE South 89°57'15" West, with the southerly line of said 204.68 acre tract, and in said Bledsoe Road, a distance of 693.57 feet to a PK Nail found for the southeast corner of Bledsoe Ridge, an addition to Grayson County according to the plat thereof recorded in Instrument No. 2021-27, Plat Records of Grayson County, Texas;

THENCE North 01°45'16" East, crossing said 204.68 acre tract with the easterly line of said Bledsoe Ridge Addition, passing en route at a distance of 42.99 feet a 1/2-inch iron rod with plastic cap stamped "PEISER" found for witness on the northerly side of said Bledsoe Road, and continuing on said course and passing additional 1/2-inch iron rods with plastic caps stamped "PEISER" at distances of 538.68 feet and 783.63 feet, and continuing in said course a total distance of 1056.17 feet to a 1/2-inch iron rod with plastic cap stamped "PEISER" found for the northeast corner of said Bledsoe Ridge Addition;

THENCE South 89°02'40" West, continuing across said 204.68 acre tract, with the northerly line of said Bledsoe Ridge Addition, a distance of 575.95 feet to a 1/2-inch iron rod with plastic cap stamped "PEISER" found for the northwest corner of said Bledsoe Ridge Addition, common to the northeast corner of called 12.100 acre tract of land described in the deed to Tracy Nichols and Quinn Nicole Nichols recorded in Instrument No. 2021-13921, said Official Records;

THENCE South 88°58'38" West, continuing across said 204.68 acre tract, with the northerly line of said 12.100 acre tract, a distance of 1250.16 feet to a 1/2-inch iron rod with plastic cap stamped "PEISER" found for the northwest corner of said 12.100 acre tract;

THENCE South 01°02'28" West, continuing across said 204.68 acre tract, with the westerly line of said 12.100 acre tract, a distance of 390.00 feet to a 1/2-inch iron rod with plastic cap stamped "PEISER" found for the southwest corner of said 12.100 acre tract, and on the northerly line of Country Roads, an addition to Grayson County according to the plat thereof recorded in Instrument No. 2019-87, said Plat Records;

THENCE South 88°59'53" West, continuing across said 204.68 acre tract, with the northerly line of said Country Roads Addition, passing en route 1/2-inch iron rods with plastic caps stamped "PEISER" at distances of 70.21 feet, 210.17 feet, 349.99 feet, and 467.89 feet, and continuing on said course a total distance of 490.20 feet to a 1/2-inch iron rod with plastic cap stamped "PEISER" found for the northwest corner of said Country Roads Addition;

THENCE South 01°03'05" West, continuing across said 204.68 acre tract, with the westerly line of said Country Roads Addition, passing en route at a distance of 623.06 feet a 1/2-inch iron rod with plastic cap stamped "PEISER" found for witness on the northerly side of aforesaid Bledsoe Road, and continuing on said course a total distance of 666.04 feet to a PK Nail found for the southwest corner of said Country Roads Addition, and on the southerly line of said 204.68 acre tract, and in said Bledsoe Road;

THENCE South 88°51'21" West, with the southerly line of said 204.68 acre tract, and in said Bledsoe Road, a distance of 102.47 feet to a Mag Nail with aluminum washer stamped "PRESTON TRAIL RPLS 6585" set for the southwest corner of the herein described tract of land, common to the southeast corner of a called 8.613 acre tract of land described in the deed to Naveen Kundarapu & Bhargavi Bodicherla recorded in Instrument No. 2021-70, said Official Records;

THENCE North 01°25'42" West, crossing said 204.68 acre tract, with the easterly line of said 8.613 acre tract, passing en route at a distance of 42.80 feet a 1/2-inch iron rod with plastic cap (illegible) found for witness on the northerly side of said Bledsoe Road, and continuing on said course a total distance of 1059.92 feet to a 1/2-inch iron rod with plastic cap stamped "PEISER" found for corner;

THENCE North 27°50'24" East, continuing across said 204.68 acre tract, and crossing aforesaid 404.9354 acre tract, with the easterly line of said 8.613 acre tract, a distance of 723.25 feet to a 1/2-inch iron rod with plastic cap stamped "PEISER" found for corner;

THENCE North 00°23'12" West, continuing across said 404.9354 acre tract, with the easterly line of said 8.613 acre tract, a distance of 730.10 feet to a 1/2-inch iron rod with plastic cap stamped "PEISER" found for the northeast corner of said 8.613 acre tract;

THENCE North 89°09'50" West, continuing across said 404.9354 acre tract, with the northerly line of said 8.613 acre tract, a distance of 149.87 feet to a 1/2-inch iron rod with plastic cap stamped "PEISER" found for the northwest corner of said 8.613 acre tract, and on the easterly line of a called 119.886 acre tract of land described in the deed to Gunter Pride Estates LP, recorded in Instrument No. 2021-13664, said Official Records;

THENCE North 00°23'39" West, continuing across said 404.9354 acre tract, with the easterly line of said 119.886 acre tract, a distance of 1693.87 feet to a 1/2-inch rod with plastic cap stamped "RPLS 4613" found for the northeast corner of said 119.886 acre tract, common to the southeast corner of a called 11.554 acre tract of land described in the deed to Dylan Tucker & Stad Tucker recorded in Instrument No. 2021-11322, said Official Records;

THENCE North 01°19'14" West, continuing across said 404.9354 acre tract, with the easterly line of said 11.554 acre tract, a distance of 279.88 feet to a 1/2-inch iron rod found for the southwest corner of a called 0.994 acre tract of land described in the deed to Whitaker Cemetery Association recorded in Volume 2768, Page 876, said Official Records, and on the northerly line of said 404.9354 acre tract;

THENCE North 89°53'50" East, with the northerly line of said 404.9354 acre tract, and with the southerly line of said 0.994 acre tract, and with the southerly line of a called 10.000 acre tract of land described in the deed to Chesshead Properties, LLC, recorded in Instrument No. 2021-36560, said Official Records, a distance of 508.21 feet to a 600 nail found for the southeast corner of said 10.000 acre tract, common to the southwest corner of a called 9.000 acre tract of land described as Tract Two in the deed to Iromara Peebles recorded in Volume 5158, Page 136, said Official Records;

THENCE North 88°55'41" East, continuing with the northerly line of said 404.9354 acre tract, and with the southerly line of said 9.000 acre tract, along or near a fence, passing en route at a distance of 577.04 feet a 1/2-inch iron rod found for the southeast corner of said 9.000 acre tract, common to the southwest corner of a called 5.47 acre tract of land described in the deed to Robert E. Davis, III and Kenesee F. Davis, recorded in Volume 4741, Page 826, said Official Records, and continuing on said course with the southerly line of said 5.47 acre tract (4741-826) a total distance of 850.65 feet to a 1/2-inch iron rod with plastic cap stamped "RPLS 4709" found for the southeast corner of said 5.47 acre tract (4741-826), common to the southwest corner of a called 5.47 acre tract of land described in the deed to Robert E. Davis, III and Kenesee F. Davis, recorded in Volume 5621, Page 742, said Official Records;

THENCE North 89°04'48" East, continuing with the northerly line of said 404.9354 acre tract, and with the southerly line of said 5.47 acre tract (5621-742), along or near a fence, a distance of 272.74 feet to a 1/2-inch iron rod found for the southeast corner of said 5.47 acre tract (5621-742), common to the southwest corner of a called 10.899 acre tract of land described in the deed to Steven J. Michaels and Valerie M. Michaels recorded in Volume 2454, Page 929, said Official Records;

THENCE North 88°51'15" East, continuing with the northerly line of said 404.9354 acre tract, and with the southerly line of said 10.899 acre tract, along or near a fence, a distance of 390.59 feet to a T-Post found for the southern-most southeast corner of said 10.899 acre tract, common to the southwest corner of a called 6.419 acre tract of land described as Tract One in the deed to Iromara Peebles recorded in Volume 5158, Page 136, said Official Records;

THENCE North 89°00'47" East, continuing with the northerly line of said 404.9354 acre tract, and with the southerly line of said 6.419 acre tract, along or near a fence, crossing a soil conservation pond, passing en route at a distance of 988.54 feet a metal fence corner post found for witness on the westerly side of aforesaid Massey Road, and continuing on said course a total distance of 1015.51 feet to a Mag Nail with aluminum washer stamped "PRESTON TRAIL RPLS 6585" set for the northeast corner of said 404.9354 acre tract, common to the southeast corner of said 6.419 acre tract, and on the westerly line of a called 200.258 acre tract of land described in the deed to Sammy C. Young and wife, Louisa Young, recorded in Volume 2210, Page 266, Real Property Records of Grayson County, Texas, and in said Massey Road;

THENCE South 00°05'30" West, with the easterly line of said 404.9354 acre tract, and with the westerly line of said 200.258 acre tract, and in said Massey Road, a distance of 581.44 feet to a bent 600 nail found for the southwest corner of said 200.258 acre tract, common to the northwest corner of a called 184.72 acre tract of land described as Tract Three in the deed to S & J Smith Partners, LTD., recorded in Volume 3178, Page 477, said Official Records;

THENCE South 01°04'26" West, continuing with the easterly line of said 404.9354 acre tract, and with the easterly line of aforesaid 204.68 acre tract, with the westerly line of said 184.72 acre tract, and in said Massey Road, a distance of 3056.23 feet to a bent 1/2-inch square tube found for the southwest corner of said 184.72 acre tract, and common to the northwest corner of aforesaid 49.222 acre tract, and at the intersection of said Massey Road and Tolbert Road;

THENCE South 01°24'42" West, continuing with the easterly line of said 204.68 acre tract, and with the westerly line of said 49.222 acre tract, and in said Massey Road, a distance of 759.03 feet to the POINT OF BEGINNING and enclosing 251.912 GROSS acres (10,973.271 square feet) of land, more or less.

Less and except the following described tract of land:

BEING all of that certain tract or parcel of land situated in the John Warden Survey, Abstract No. 1333, Grayson County, Texas, and being a re-tracement survey of a called 1.6 acre tract of land described in the deed from L.W. Whitaker to Henry Whet, Trustee, recorded in Volume 46, Page 600, Deed Records of Grayson County, Texas, and being Whitaker Cemetery as occupied on the ground, (said Whitaker Cemetery is situated inside a called 404.9354 acre tract of land described as Second Tract, and in the deed to J & C Taylor Group, LTD., recorded in Volume 5283, Page 35, Official Records of Grayson County, Texas) and being more particularly described as follows:

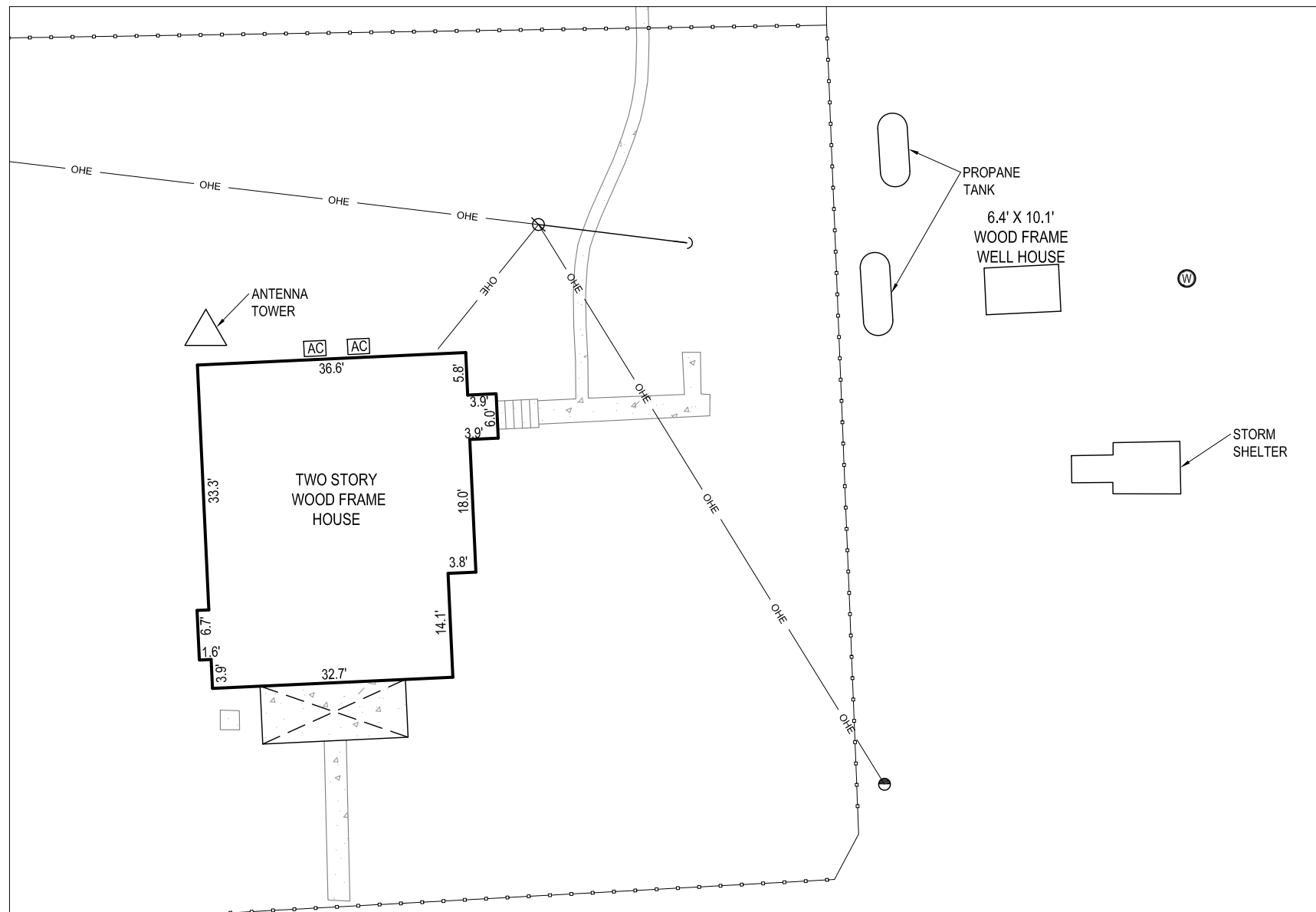
BEGINNING at a metal fence corner post found for the southwest corner of the herein described tract of land, being the occupied southwest corner of said Whitaker Cemetery, and from which a 1/2-inch iron rod with plastic cap stamped "RPLS 4613" found for the northeast corner of a called 119.886 acre tract of land described in the deed to Gunter Pride Estates LP, recorded in Instrument No. 2021-13664, said Official Records, (said 119.886 acre tract having been previously severed out of 404.9354 acre tract) bears North 88°24'58" West a distance of 219.58 feet, and North 00°23'39" West, a distance of 1693.87 feet;

THENCE North 01°33'30" East, with the westerly line of said 1.6 acre tract, along or near a fence, a distance of 250.18 feet to a metal fence corner post found for the northwest corner of said Whitaker Cemetery;

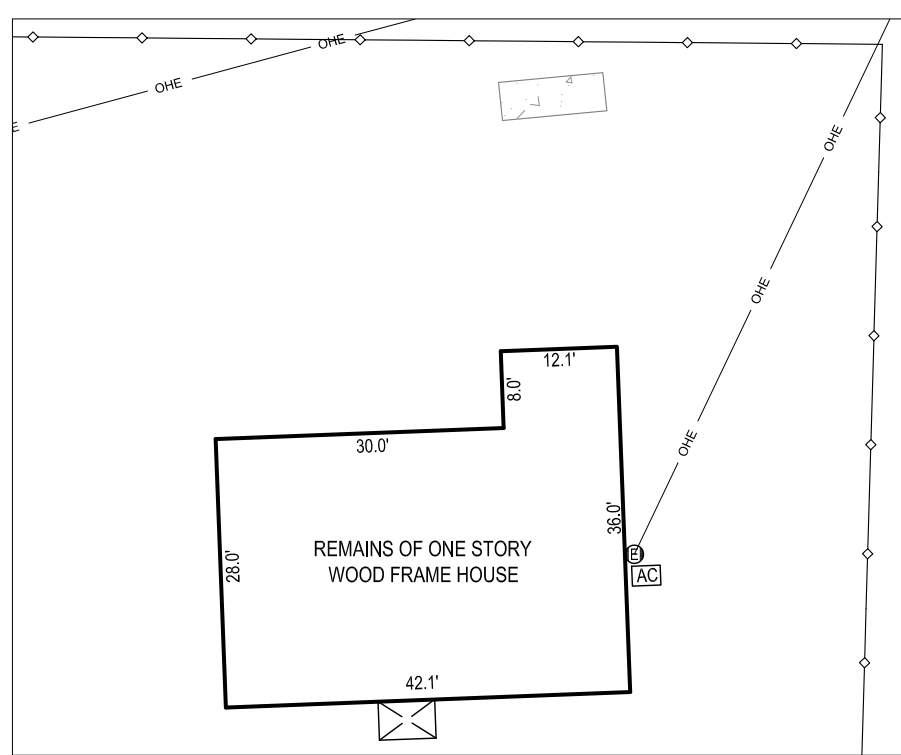
THENCE South 89°26'45" East, with the northerly line of said 1.6 acre tract, along or near a fence, a distance of 271.27 feet to a metal fence corner post found for the northeast corner of said Whitaker Cemetery;

THENCE South 00°18'04" West, with the easterly line of said 1.6 acre tract, along or near a fence, a distance of 255.11 feet to a metal fence corner post found for the southeast corner of said Whitaker Cemetery;

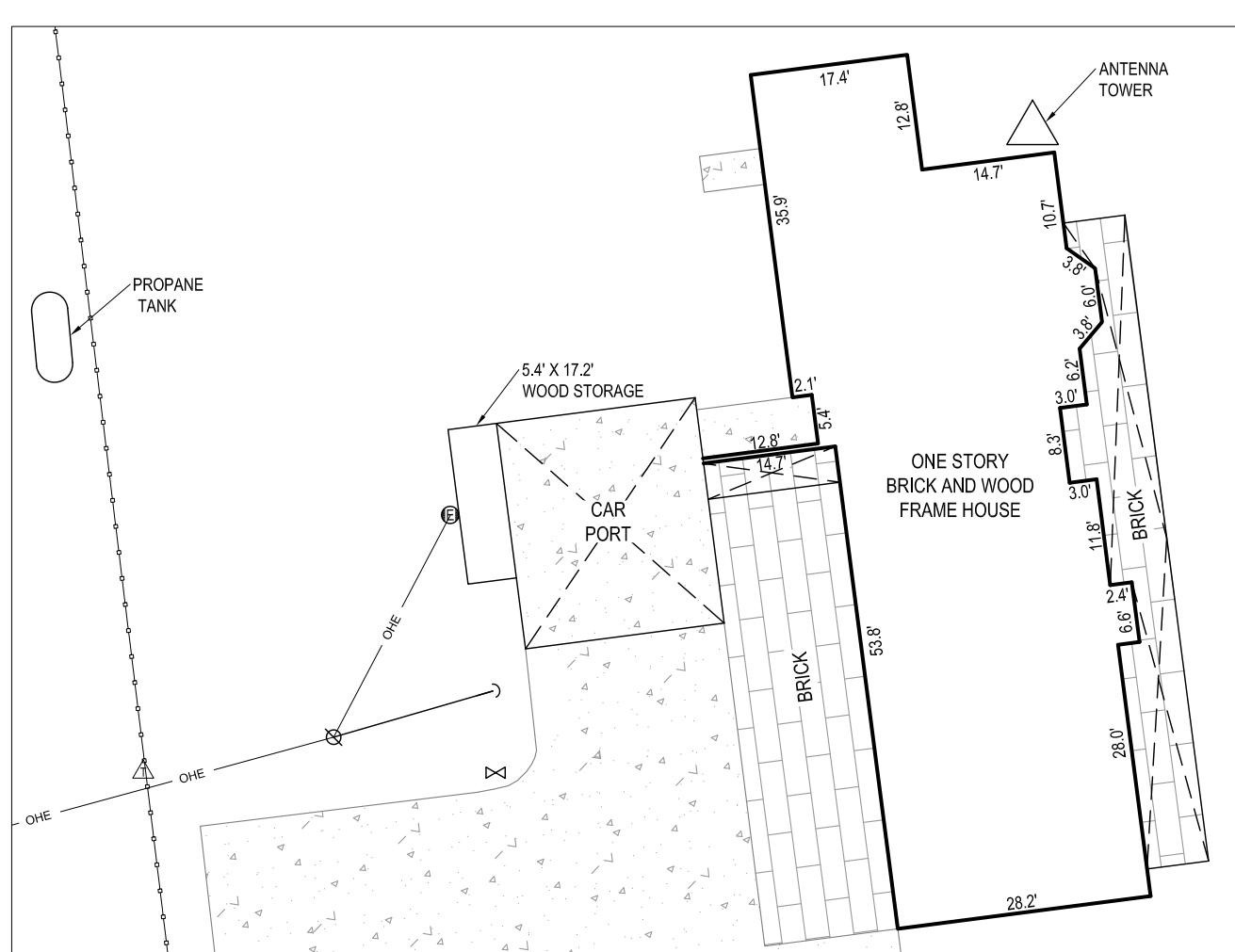
THENCE North 88°24'58" West, with the southerly line of said 1.6 acre tract, along or near a fence, a distance of 276.83 feet to the POINT OF BEGINNING and enclosing 1.589 acres (69,230 square feet) of land, more or less, Resulting in 250.323 NET acres (10,904.041 square feet) of land, more or less.



HOUSE DETAIL NO. 1 (SCALE 1"=20")



HOUSE DETAIL NO. 2 (SCALE 1"=20")



HOUSE DETAIL (SCALE 1"=20")

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

TITLE SURVEY
JOHN WARDEN SURVEY, A-1333
JOHN BLUNDELL SURVEY, A-105
250.323 ACRES
TBD Bledsoe Road, Gunter Grayson County, Texas

FLOOD STATEMENT:

I have examined the F.E.M.A. Flood Insurance Rate Map for Grayson County, Texas, Community Number 480829, effective date 09/29/2010 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0525 F of said map. This flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

Preston Trail
LAND SURVEYING

TBPLS Firm No. 10194175 | Drawn by: BNH | Checked by: CRN | Scale: 1"=200' | Date: 12/15/2021 | Project No. 21-0788 | Sheet No. 2 of 2

787 W FM 996
Pottsboro, TX 75076
www.prestontrailandsurveying.com
903-786-6029