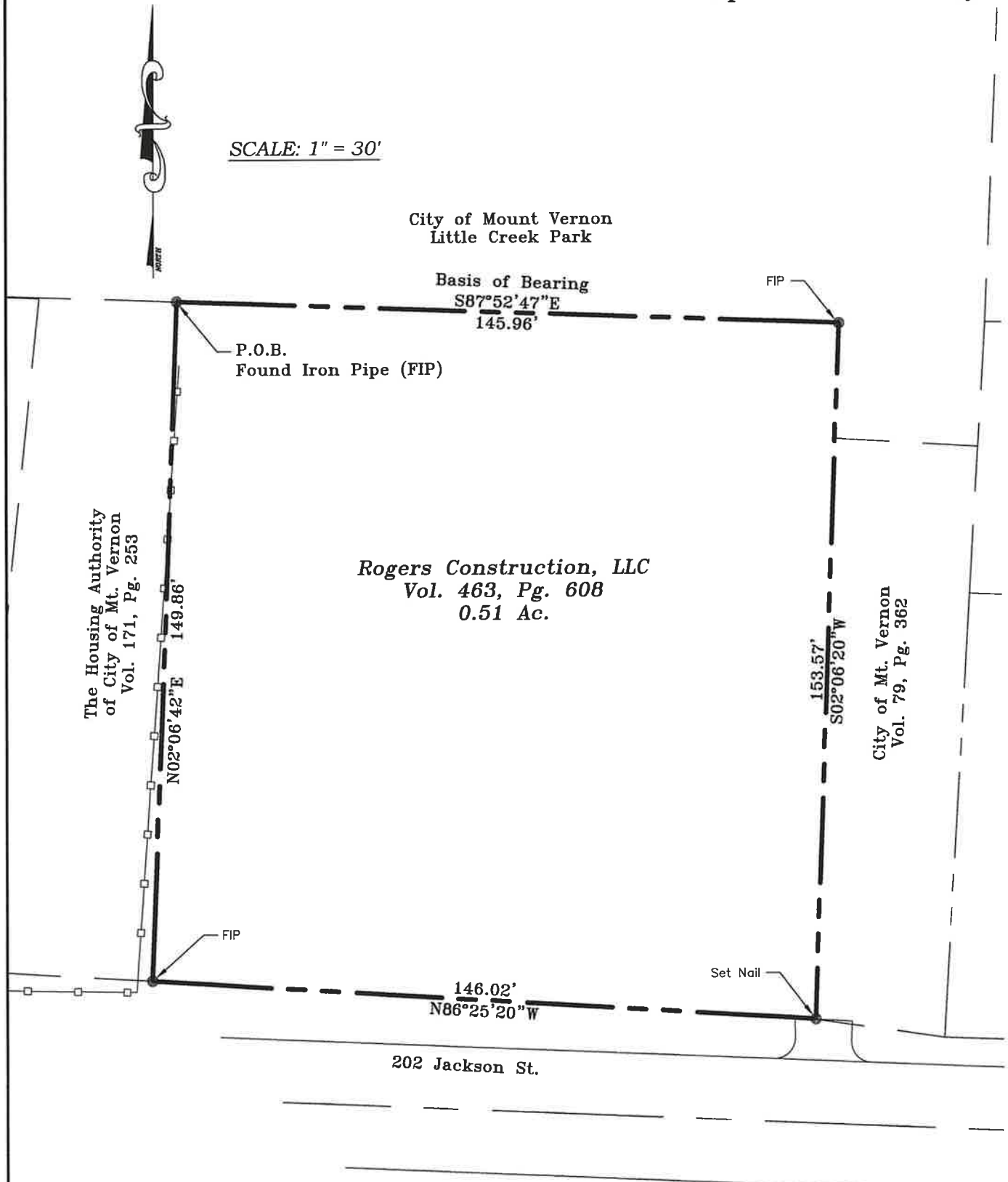


**Boundary Survey - 202 Jackson St.
Joseph Talbott Survey Abstract No. 483, Mount Vernon, Texas**



Physical Address:

202 Jackson St., Mt. Vernon, TX 75457

Deed Description:

Being all of that certain lot, tract or parcel of land situated in the JOSEPH TALBOTT SURVEY, Abstract No. 493, and the JOSEPH SLOAN SURVEY, Abstract No. 425, Franklin County, Texas, and being all of a called 0.51 acre tract of land described in a Deed from Antonio C. Robles and Erin Robles to Burton Properties, Inc., dated September 15, 2017, as shown of record in Volume 345 Page 666, Official Public Records, Franklin County, Texas, said lot, tract or parcel of land being more particularly described by the metes and bounds as follows:

BEGINNING at a 5/8 inch iron pipe found at the Northwest corner of said 0.51 acre tract, same being the Northeast corner of that certain tract described in a Deed from Fred Hunt and wife, Ida Bell Hunt to The Housing Authority of City of Mt. Vernon, Texas dated June 23, 1982, as shown of record in Volume 171, Page 253, Deed Records, Franklin County, Texas, and being in the South line of a called 1.49 acre tract of land described in a Deed from Fred Hunt and wife, Ida Bell Hunt to the City of Mount Vernon, Texas dated April 5, 1979, as shown of record in Volume 150, Page 375, Deed Records, Franklin County, Texas, and being S 88°, 05'17" E, a distance of 19.91 feet from a 5/8 inch iron pipe found for a reference;

THENCE S 87°52'47" E, along the North line of said 0.51 acre tract, a distance of 145.96 feet to a 5/8 inch iron pipe found at the Northeast corner of said 0.51 acre tract and the Northwest corner of that certain tract of land described in a Deed from Fred Hunt and wife, Ida Bell Hunt to the City of Mount Vernon dated May 1, 1959, as shown of record in Volume 79, Page 362, Deed Records, Franklin County, Texas;

THENCE S 02°06'20" W, along the East line of said 0.51 acre tract, a distance of 153.57 feet to a 1/2 inch iron rod set at the Southeast corner of said 0.51 acre tract, same being the Southwest corner of said City of Mount Vernon, Texas tract and being the North right-of-way of Jackson Street;

THENCE N 86°25'20" W, along the South line of said 0.51 acre tract and the North line of Jackson Street, a distance of 146.02 feet to a 5/8 inch iron pipe found at the Southwest corner of said 0.51 acre tract and the Southeast corner of said Housing Authority tract;

THENCE N 02°06'42" E, along the West line of said 0.51 acre tract, a distance of 149.86 feet to the POINT OF BEGINNING and containing 0.508 acres of land, more or less, of which approximately 0.28 acres lie with said Sloan Survey and approximately 0.23 acres lie within the Talbott Survey.

Surveyors Notes:

1. The Bearings on this plat are based on the Bearing of S 87°52'47" E between the found iron rods along North edge of property as shown hereon.
2. This plat is based on deeds of record, Franklin County, Texas.
3. The field survey on which this plat is based was completed on August 28th, 2024.
4. Due to inaccuracies in the original survey plat and or new technology, the bearings and distances between recovered corners may differ slightly from the original calls.
5. This plat does not constitute a title search by this surveyor.

Certification:

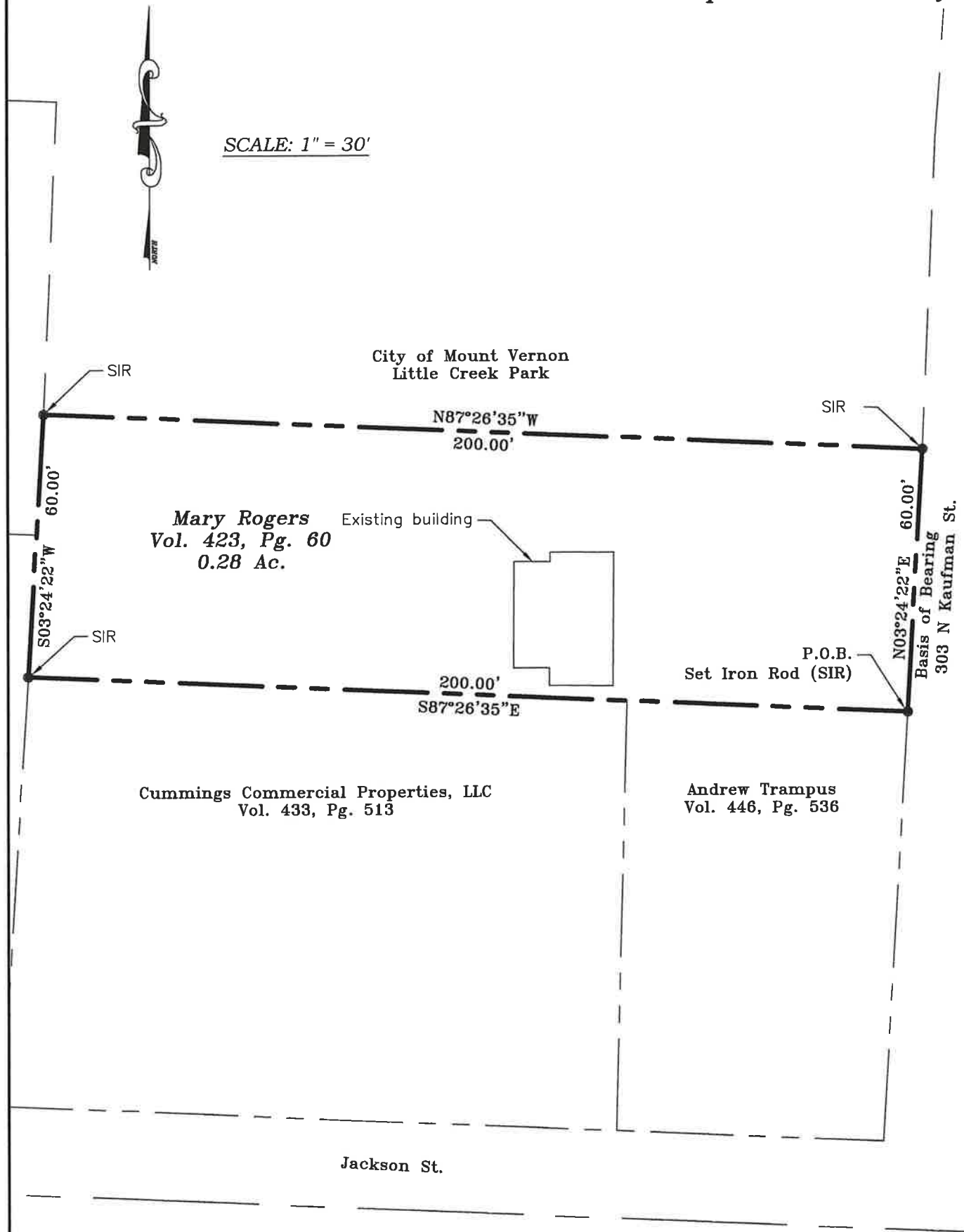
I, JAMES A. KALMON, A Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat represents a field survey made on the ground and there are no visible or apparent encroachments.

[Signature] 11-11-2024 Date
James A. Kalmon RPLS 6799 for and on behalf of
Cypress Surveying, LLC, Firm Reg. #10194858



<p align="center">Boundary Survey 202 Jackson St., Mount Vernon, TX Joseph Talbott Survey A-493, Franklin County, Texas</p> <p align="center">Rogers Construction LLC 304 CR SW 3010 Mount Vernon, TX 75457</p>	<p align="center">Cypress Surveying, LLC 100 Houston St. • P.O. Box 1046 Mt. Vernon, TX 75457 (903) 537-9240 • (970) 618-4123 C jimkalmon268@gmail.com</p>	REV. DATE:	
		SCALE:	1" = 30'
		DATE:	11/11/2024
		SHEET:	1 OF 1
		PROJECT:	ROGERS/411
DFT:	GRL		

**Boundary Survey – 303 N Kaufman St.
Joseph Talbott Survey Abstract No. 483, Mount Vernon, Texas**



Physical Address:

303 N Kaufman St., Mt. Vernon, TX 75457

Field Notes:

Mary Rogers – .028 Acres
Joseph Talbott Survey, Abstract No. 493
Mount Vernon, Texas

All that certain lot, tract or parcel of land being a portion of the Joseph Talbott Survey, Abstract No. 493 and conveyed to Mary Rogers by deed recorded in Volume 423, Page 60 of the Deed Records of Franklin County, Texas, and being a portion of Block 14 of the Original Town Map as recorded in Volume C, Page 155 of the Commissioner's Court Records of Mount Vernon, Texas. Said tract or parcel of land being more particularly described as follows:

BEGINNING at a ½" iron rod set on the western right-of-way of N. Kaufman Street for the southeast corner of said property, the same being the northeastern corner of property conveyed to Andrew Trampus by deed recorded in Volume 446, Page 536 of Deed Records of Franklin County, Texas;

THENCE N 03°24'22" E, along the western right-of-way of N. Kaufman Street, a distance of 60.00 feet to a ½" iron rod set for the northeast corner of said property at the southeast corner of Little Creek Park;

THENCE N 87°26'35" W, along the south edge of Little Creek park, a distance of 200.00 feet to a ½" iron rod set for the northwest corner of said property;

THENCE S 03°24'22" W a distance of 60.00 feet to a ½" iron rod set for the southwest corner of said property, the same being the northwest corner of property conveyed to Cummings Commercial Properties, LLC, by deed recorded in Volume 433, Page 513 of the Deed Records of Franklin County, Texas;

THENCE S 87°26'35" E, along the northern property lines of said properties owned by Cummings Commercial Properties, LLC and Andrew Trampus, a distance of 200.00 to the Point of Beginning and containing 0.28 acres, more or less.

Surveyors Notes:

1. The Bearings on this plat are based on the Bearing of N 03°24'22" E between the set iron rods on Western right-of-way of Kaufman St. as shown hereon.
2. This plat is based on deeds of record, Franklin County, Texas.
3. The field survey on which this plat is based was completed on November 6th, 2024.
4. Due to inaccuracies in the original survey plat and or new technology, the bearings and distances between recovered corners may differ slightly from the original calls.
5. This plat does not constitute a title search by this surveyor.

Certification:

I, JAMES A. KALMON, A Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat represents a field survey made on the ground and there are no visible or apparent encroachments.

[Signature] 11-11-2024 Date
James A. Kalmon RPLS 6799 for and on behalf of
Cypress Surveying, LLC, Firm Reg. #10194858



<p align="center">Boundary Survey 303 N Kaufman St., Mount Vernon, TX Joseph Talbott Survey A-493, Franklin County, Texas</p> <p align="center">Mary K. Rogers 103 Oliver Wendell Ct. Mount Vernon, TX 75457</p>	<p align="center">Cypress Surveying, LLC 100 Houston St. • P.O. Box 1046 Mt. Vernon, TX 75457 (903) 537-9240 O • (970) 618-4123 C jimkalmon268@gmail.com</p>	REV. DATE:	
		SCALE:	1" = 30'
		DATE:	11/11/2024
		SHEET:	1 OF 1
		PROJECT:	ROGERS/MA
DFT:	GRL		