

F.M. HIGHWAY NO. 115
(VARIABLE WIDTH R.O.W.)

PROPERTY DESCRIPTION

PLAT SHOWING A 31.36 ACRE TRACT AND A 63.63 ACRE TRACT SITUATED IN THE JOHN MAXIMILLIAN SURVEY, ABSTRACT NO. 306, FRANKLIN COUNTY, TEXAS, AND BEING ALL OF THE SAME LAND AS A CALLED 32.28 ACRE TRACT AND A CALLED 15.670 ACRE TRACT DESCRIBED IN A DEED TO PAACO AUTOMOTIVE GROUP, LP AS RECORDED IN VOLUME 128, PAGE 488, OFFICIAL PUBLIC RECORDS, FRANKLIN COUNTY, TEXAS, AND BEING ALL OF A CALLED 15.670 ACRE TRACT AND ALL OF A CALLED 31.28 ACRE TRACT DESCRIBED IN A DEED TO PAACO AUTOMOTIVE GROUP, LP AS RECORDED IN VOLUME 128, PAGE 492, OFFICIAL PUBLIC RECORDS.

FRANKLIN COUNTY, TEXAS.

NOTE: All record calls are denoted in []
NOTE: This survey was prepared without the benefit of a title report or title commitment. There may be additional easements or encumbrances affecting this tract that are not shown herein.

The undersigned does hereby certify that this plat represents an accurate survey made on the ground during the month of March, 2011, and the boundaries as located are according to the recorded references shown. Except as shown, this property abuts a public roadway, and there are no visible conflicts, encroachments, or overlapping of improvements. This survey is being provided solely for the use of the current parties and that no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction.

Client: PAACO Automotive Group, LP

GREG CONNAUGHTON R.P.L.S. NO. 6110



POINT OF
BEGINNING
TRACT 1

COUNTY ROAD
NO. SE4380

BRANCHE R. HANBY
CALLED 61.50 AC
128/492 O.P.R.C.T.

N 00°35'31" E 1558.14'

S 89°33' W 880.90'

(BASIS: 880.63')

ROD L. MOORE
CALLED 48 AC
62/492 O.P.R.C.T.

PAACO AUTOMOTIVE GROUP, LP
CALLED 15.89 AC
128/492 O.P.R.C.T.

GRATE &
DRY DENT

BLOCK WALL
ADJACENT WALL

CHECK
VALVE

CONCRETE
PAD

31.36 ACRES
TRACT 1

AUDREY MOORE
CALLED 25 AC
78/358 O.P.R.C.T.

S 00°29'34" W 1071.30'

(BASIS: 1071.30')

DONNIE MOORE
CALLED 25 AC
164/313 O.P.R.C.T.

S 01°19'00" E
485.94'

(BASIS: 485.94')

164/313 O.P.R.C.T.

| LEGEND | Overhead Powerline |
|--------|---|
| POW | Power Pole |
| WM | Water Meter |
| CM | Control Monument |
| FP | Fence Post |
| CMF | Concrete Monument Found |
| IRF | 1/2" Iron Rod Found (No Cap) |
| IRSF | 1/2" Iron Rod Set w/Pink Cap |
| SLR | Stamped "Landmark LS" Iron Rod Found w/Yellow Cap |
| SLRF | Stamped "Nobis" Iron Rod Found |

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