



LEGAL DESCRIPTION

Situated in the Counties of Grayson and Collin, State of Texas, being a part of the Mark R. Roberts Survey, Abstract No. 994 (Grayson County) and Abstract No. 742 (Collin County), and being a part of the same tract of land described as 95.195 acres conveyed by W. G. Thompson, Trustee to Ellis N. Merworth et ux by deed dated July 3, 1999, recorded in Volume 2799, Page 851, Official Public Records, Grayson County, Texas, and also being that portion of said Merworth tract described as AC 50.195 as conveyed by Ellis Merworth to Barbara Merworth by deed dated October 24, 2006, recorded in Volume 4183, Page 907, said Official Public Records, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" steel rod found (disturbed) maintaining the Southeast corner of the said Merworth tract at an angle point in the North right-of-way line of F. M. Highway No. 3133, said rod also maintaining the Southwest corner of the same tract of land described as 28.952 acres conveyed by Bill R. Norvell and Susan D. Norvell to Kathy Roxanne Sanders Johnson and Scott B. Johnson by deed dated July 25, 2005, recorded in Volume 3897, Page 824, said Official Public Records;

Thence South 88°08'00" West with said right-of-way line a distance of 738.22 feet to a 1/2" steel rod found maintaining the Southeast corner of the same tract of land described as 45.00 acres previously severed from the said Merworth tract as conveyed by said Ellis N. Merworth et ux to Lonnie Messenger by deed dated July 30, 2002, recorded in Volume 3195, Page 450, said Official Public Records;

Thence North 01°11'10" East along the West side of a fence a distance of 2979.71 feet to a 1/2" steel rod found maintaining the Northeast corner of the said Messenger tract in an old fence and tree row running along the North line of both the said Roberts Survey and Merworth tract;

Thence South 89°44'51" East with said North line along and near the general course of said tree row and North of said fence (meandering) a distance of 737.27 feet to a 1/2" steel rod found maintaining the Northeast corner of the said Merworth tract and the Northwest corner of the same tract of land described as the remainder of 15.00 acres and referred to as Tract 1 as conveyed by Christina Brennan to Dale W. Brennan by deed dated August 21, 2003, recorded in Volume 3516, Page 944, said Official Public records;

Thence South 01°11'10" West with the East line of the said Merworth tract along the general course of a fence a distance of 2952.41 feet to the Point-of-Beginning and containing 50.19 acres of land.....

I, James R. Maret, Registered Professional Land Surveyor, hereby certify that the above legal description was prepared from an actual survey made on the ground and is true and correct to the best of my knowledge and belief.

6-14-08

James R. Maret
James R. Maret
Registered Professional
Land Surveyor No. 5433

