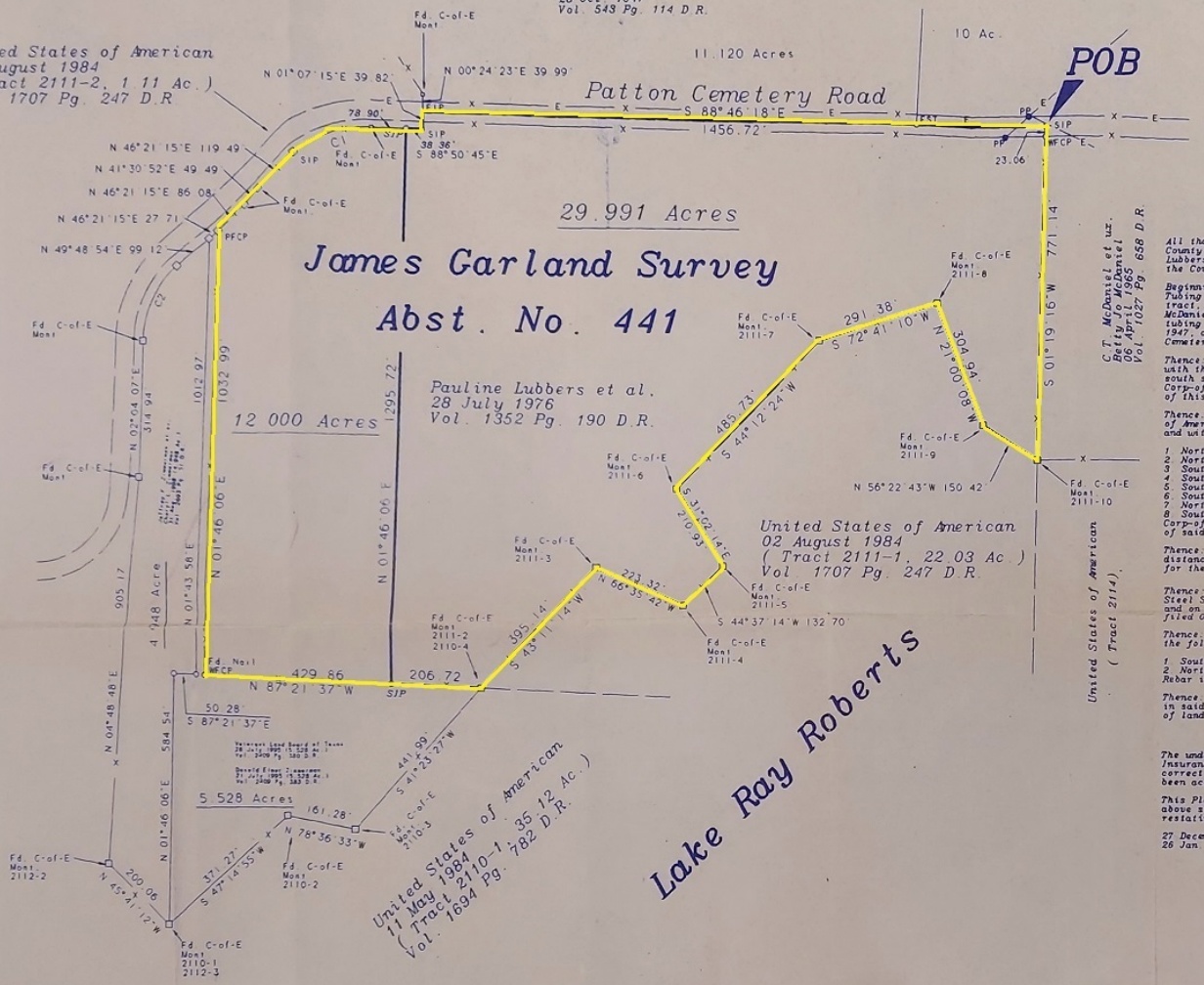


** PROPERTY DESCRIPTION **

All that certain tract or parcel of land situated in the James Garland Survey, Abstract Number 441, County of Grayson, State of Texas, said tract being part of a tract as described in Deed to Pauline Lubbers et al, filed 28 July 1976, and Recorded in Volume 1352 Page 190 of the Deed Records of the County of Grayson, State of Texas, and being more fully described as follows:

Beginning for the northeast corner of the tract being described herein at a set 1\2 inch Steel Square Tubing with a plastic cap marked CLSC 4577, said tubing being the northeast corner of said Lubbers tract, and the northwest corner of a tract as described in Deed to C.T. McDaniel et ux, Betty McDaniel, filed 06 April 1965, and Recorded in Volume 1027 Page 658 of said Deed Records, said tubing also being on the south line of a tract as described in deed to W.L. Graham, filed 28 October 1947, and recorded in volume 543 page 114 of said Deed Records, said tubing also being in Patton Cemetery Road;

Thence: South 01 degrees 19 minutes 16 seconds West, with the east line of said Lubbers tract, and with the west line of said McDaniel tract, and passing at 23.06 feet a Wood fence corner post on the south side of said road, and continuing on said course for a total distance of 771.14 feet to a found Corp-of-Engineers Monument Number 2111-10 by a wood fence corner post for the southeast corner of this tract;

Thence: With the north line of a called 22.03 acre tract as described in Deed to the United States of America, filed 02 August 1984, and Recorded in Volume 1707 Page 247 of said Deed Records, and with the south line of said Lubbers tract, the following 8 (eight) calls:

1. North 56 degrees 22 minutes 43 seconds West, a distance of 150.42 feet for a corner;
2. North 21 degrees 00 minutes 08 seconds West, a distance of 304.94 feet for a corner;
3. South 72 degrees 41 minutes 10 seconds West, a distance of 291.38 feet for a corner;
4. South 44 degrees 12 minutes 24 seconds West, a distance of 485.73 feet for a corner;
5. South 31 degrees 02 minutes 14 seconds East, a distance of 210.93 feet for a corner;
6. South 44 degrees 37 minutes 14 seconds West, a distance of 132.70 feet for a corner;
7. North 66 degrees 35 minutes 42 seconds West, a distance of 223.32 feet for a corner;
8. South 43 degrees 11 minutes 14 seconds West, a distance of 395.14 feet to a found Corp-of-Engineers Monument Number 2111-2 by a wood fence corner post for the southwest corner of said USA tract;

Thence: North 87 degrees 21 minutes 37 seconds West, with the south line of said Lubbers tract, a distance of 206.72 feet to a set 1\2 inch Steel Square Tubing with a plastic cap marked CLSC 4577 for the southwest corner of this tract;

Thence: North 01 degrees 46 minutes 06 seconds East, a distance of 1295.72 feet to a set 1\2 inch Steel Square Tubing with a plastic cap Marked CLSC 4577 for the northwest corner of this tract, and on the south side of Patton Cemetery Road as described in deed to the United States of America, filed 02 August 1984, and Recorded in Volume 1707 Page 247 of said Deed Records;

Thence: With the south line of said Patton Cemetery Road, and the south line of said USA Deed, the following 2 (two) calls,

1. South 88 degrees 50 minutes 45 seconds East, a distance of 38.36 feet for a corner;
2. North 01 degrees 07 minutes 15 seconds East, a distance of 39.82 feet to a found 1\2 inch Steel Rebar in said road;

Thence: South 88 degrees 46 minutes 18 seconds East, with the north line of said Lubbers tract, and in said road, a distance of 1456.72 feet to the POINT OF BEGINNING and containing 29.991 acres of land

The undersigned does hereby State to Richard Kilgore, Rattikin Title Co. And Chicago Title Insurance Co that the map or plat is based upon the field Notes of the survey, and that it is a true, correct and accurate representation of the property as surveyed; that the quantity of land therein has been accurately calculated; and that said property has access to a roadway unless otherwise noted.

This Plat and Description was prepared for the exclusive use of the person or persons named in the above statements. Said statement does not extend to any unnamed person without an express restating by the surveyor naming said person, and the COPY RIGHTS ARE RESERVED

27 December 2000
26 Jan. 2001 Rev.

STATE OF TEXAS
REGISTERED
DUNK COX
4577
PROFESSIONAL
LAND SURVEYOR

Dunk Cox, Texas Registered
Professional Land Surveyor
No. 4577

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	45°02'36"	246.43'	193.73'	102.18'	188.78'	N 69°42'41"E
C 2	44°56'10"	250.05'	196.11'	103.41'	191.12'	N 24°24'59"E

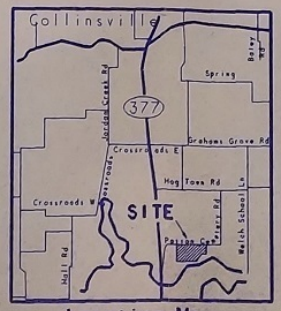
LEGEND

SIR - Set 3/4" Rod
FIP - Found Rebar
SIP - Set 1/2" Sq.Tubing
FST - Fd 1/2" Sq.Tubing
FSR - Fd Sq. Rod
ROW - Right-of-Way
-X- - Fence Line
( ) - Deed Calls
-E- - Electric Line
-T- - Telephone Line
-C- - TV Cable
GM - Gas Meter
PP - Power Pole
WM - Water Meter
AC - Air Cond
BL - Building Line
UGT - Undergd phone
FCP - Fence Corner Post
UE - Utility Easement
BC - Back of Curb

FLOOD STATEMENT

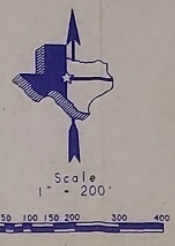
I have examined the Department of Housing and Urban Development, Federal Flood Hazard Boundary Map for the County of Grayson, State of Texas, community Panel Number 481181-C effective date of 18 May 1982, and that map indicates that this property is Not within Zone "A" (special flood hazard area) as shown on Panel Number 0200-B of said map.

This flood statement does not imply that the property and/or the 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.



Location Map

** Basis of Bearings **
Course along USA
Lake Ray Roberts
Vol. 1694 Pg. 782 D.R.


Scale
1" = 200'
0 50 100 150 200 300 400

COX LAND SURVEYING CO.

P.O. BOX 597 . 108 N. MAIN ST. . COLLINSVILLE, TEXAS 76233
COLLINSVILLE 903-429-6125 . GAINESVILLE 817-665-LAND . FAX 903-429-6971

29.991 Acres in the
James Garland Survey Abst. No. 441
County of Grayson
State of Texas

Registered Professional Land Surveyors Seal

Drawn by: DKC
Check by: DKC

Job No 00-5002-3

Date: 27 Dec 2000