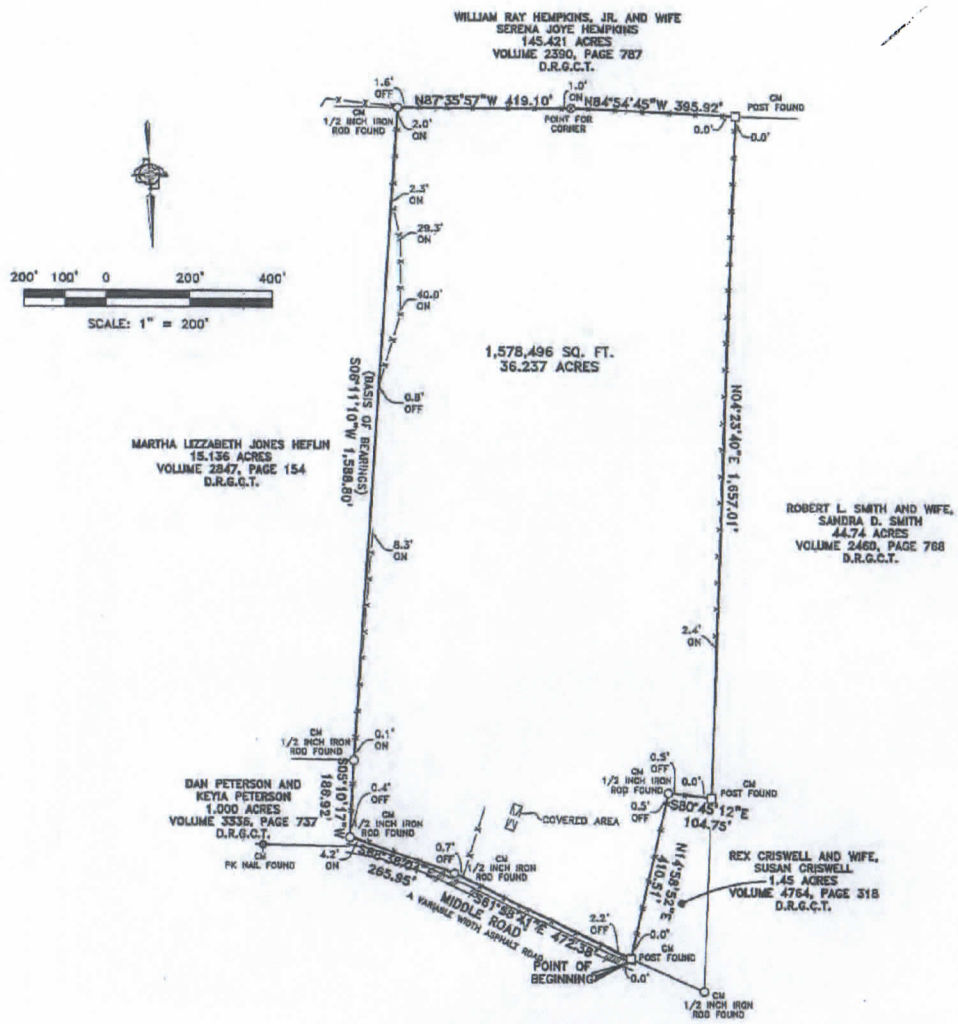

Middle Road

Being all that certain tract of land situated in the Polly Anne Boone Survey, Abstract No. 78, Grayson County, Texas, same being conveyed to Billy O. Fisher and wife, Cheryl L. Fisher, by deed recorded in Volume 2756, Page 295, Deed Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a fence post for corner, and being the Northeast corner of a 1.45 acre tract of land conveyed to Rex Criswell and wife, Susan Criswell, by deed recorded in Volume 4764, Page 318, Deed Records, Grayson County, Texas, and being in the South line of Middle Road (a variable width asphalt road);

Thence South 61 Degrees 58 Minutes 41 Seconds East, along the South line of Middle Road, a distance of 472.38 feet to a 1/2 inch iron rod found for corner;

Thence South 68 Degrees 38 Minutes 04 Seconds East, continuing along the South line of said Middle Road, a distance of 265.95 feet to a 1/2 inch iron rod found for corner, and being in the West line of a 1.000 acre tract of land conveyed to Dan Peterson and Keyia Peterson, by deed recorded in Volume 3336, Page 737, Deed Records, Grayson County, Texas;

Thence South 05 Degrees 10 Minutes 17 Seconds West, along the West line of said Peterson tract, a distance of 186.92 feet to a 1/2 inch iron rod found for corner, and being the Southwest corner of said Peterson tract, and being the Southernmost Northwest corner of a 15.136 acre tract of land conveyed to Martha Lizzabeth Jones Heflin, by deed recorded in Volume 2847, Page 154, Deed Records, Grayson County, Texas;

Thence South 06 Degrees 11 Minutes 10 Seconds West, along the West line of said Heflin tract, a distance of 1,588.80 feet to a 1/2 inch iron rod found for corner, and being the Southwest corner of said Heflin tract, and being in the North line of a 145.421 acre tract of land conveyed to William Ray Hempkins and wife, Serena Joye Hempkins, by deed recorded in Volume 2390, Page 787, Deed Records, Grayson County, Texas;

Thence North 87 Degrees 35 Minutes 57 Seconds West, along the North line of said Hempkins tract, a distance of 419.10 feet to a point for corner;

Thence North 84 Degrees 54 Minutes 45 Seconds West, continuing along the North line of said Hempkins tract, a distance of 395.92 feet to a fence post for corner, and being in the East line of a 44.74 acre tract of land conveyed to Robert L. Smith and wife, Sandra D. Smith, by deed recorded in Volume 2460, Page 768, Deed Records, Grayson County, Texas;

Thence North 04 Degrees 23 Minutes 40 Seconds East, along the East line of said Smith tract, a distance of 1,657.01 feet to a fence post for corner, and being the Southwest corner of said Criswell tract;

Thence South 80 Degrees 45 Minutes 12 Seconds East, along the South line of said Criswell tract, a distance of 104.75 feet to a 1/2 inch iron rod found for all corner;

Thence North 14 Degrees 58 Minutes 52 Seconds East, along the East line of said Criswell tract, a distance of 410.51 feet to the Point of Beginning and containing 1,578,496 square feet or 36.237 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor (Bryan Connally) hereby certifies to Stepen Barclay and Wendy Barclay, First American Title Insurance Company, and Republic Title Of Texas, Inc., in connection with the transaction described in G.F.1011-45307-RTT that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 13th day of March, 2013.

Bryan Connally

Bryan Connally
Registered Professional Land Surveyor No. 5513

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY
VOL. 1000, PG. 358
VOL. 1060, PG. 509

GENERAL NOTES:
BEARINGS ARE BASED WEST LINE OF DEED RECORDED IN VOLUME 2847, PAGE 154, DEED RECORDS, GRAYSON COUNTY, TEXAS. (S06°11'10"W)

REPUBLIC TITLE

NOTE: According to the F.I.R.M. in Map No. 48181C0325F, this property does lie in Zone X and Does Not lie within the 100 year flood zone.

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE

REVISIONS		
DATE	BY	NOTES

LEGEND

CM CONTROLLING MONUMENT
1/2" IRON ROD FOUND
1/2" IRON ROD SET
1" IRON PIPE FOUND
FENCE POST CORNER
"X" FOUND / SET
UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC
POWER POLE
ASPHALT PAVING
GRAVEL/ROCK ROAD OR DRIVE
T – TRANSFORMER
PC – POOL EQUIPMENT
COLUMN
AC – AIR CONDITIONING
FIRE HYDRANT
CHAIN LINK FENCE
WOOD FENCE
6.5' WIRE TYPICAL BARBED WIRE
IRON FENCE
PIPE FENCE
COVERED PORCH,DECK OR CARPORT
OVERHEAD ELECTRIC SERVICE
OVERHEAD POWER LINE
CONCRETE PAVING

C.B.G. Surveying, Inc.
12025 Shiloh Rd. Suite 230
Dallas, Texas 75228
P 214-349-9485 F 214-349-2216
www.cbgdfw.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1"=200'	3/13/13	1301011-1	011-45307-RT	RR

1,578,496 Sq.Ft. / 36.237 Acres

Polly Ann Boone Survey, Abstract No. 78

Denison, Grayson County, Texas

Middle Road