



All that certain tract or parcel of land situated in the Mirabehn B. Lamer Survey, Abstract Number 704, County of Grayson, State of Texas, and being all of a certain 26 acre tract as described in Deed to Richard Lewis Stone, filed 25 September 1908 and recorded in Volume 1530 Page 390, and being all of a certain 20.052 acre tract as described in Deed to Richard L. Stone et al, Betty L. Stone, filed 25 April 1940 and recorded in Volume 1512 Page 513 of the Deed Records of the County of Grayson, State of Texas, and being more fully described as follows:

BEGINNING for the southwest corner of the tract being described herein as a found 1/2 inch steel square tubing, said tubing being the southwest corner of said Stoves 20,252 acre tract, and the northwest corner of a tract as described in Deed to F. H. Jackson, filed 04 November 1946 and recorded in Volume 517 Page 111 of said Deed Records, and being in the center of called Turkey Farm Road;

Thence: North 03 degrees 39 minutes 56 seconds West, with the west line of said Shiner 20.032 acre tract, and with the east line of a tract as described in deed to Terry Tait, filed 13 February 1995 and recorded in Volume 2381 Page 40 of said Deed Records, a distance of 1020.74 feet to an old 1/2 inch steel square nail for a corner of said Tait (2151231), and the northeast corner of said Tait tract, and said nail being to the southeast corner of a tract as described in deed to Taita Vandermar, filed 10 December 2001 and recorded in Volume 3168 Page 234 of said Deed Records;

Traverse: With the center of a 30 foot roadway easement, and the west line of said Stevens tract, and the east line of said Vanderzant tract, the following 8 (eight) calls;

- 1: North 03 degrees 26 minutes 12 seconds East, a distance of 652.62 feet to a found I12 inch steel square nubbing;
2: North 23 degrees 23 minutes 07 seconds East, a distance 155.32 feet to a found I12 inch steel square nubbing;
3: North 27 degrees 14 minutes 57 seconds East, a distance of 249.72 feet to a found I12 inch steel square nubbing;
4: North 23 degrees 24 minutes 45 seconds East, a distance of 123.87 feet to a found I12 inch steel square nubbing;
5: North 23 degrees 15 minutes 15 seconds East, a distance of 634.33 feet to a found I12 inch steel square nubbing;
6: North 58 degrees 34 minutes 25 seconds West, a distance of 163.77 feet to a found I12 inch steel square nubbing;
7: North 88 degrees 07 minutes 41 seconds West, a distance of 100.86 feet to a found I12 inch steel square nubbing;
8: South 78 degrees 08 minutes 01 seconds West, a distance of 125.37 feet to a found I12 inch steel square nubbing;

Thence: North 19 degrees 56 minutes 29 seconds West, with the west line of said Steens 26 acre tract, and passing at 299.12 feet a found Pipe, and passing at a distance of 596.52 feet a set 1 1/2 inch steel square tubing on the south side of Big Mineral Creek, and continuing on said course for a total distance of 646.52 feet to the center of Big Mineral Creek;

Threat: WIA Big Mineral creek the following 4 (Four) miles:

1. North 28 degrees 53 minutes 30 seconds East, a distance of 157.73 feet;
2. North 21 degrees 39 minutes 40 seconds East, a distance of 72.96 feet;
3. South 38 degrees 11 minutes 16 seconds East, a distance of 323.79 feet;
4. North 52 degrees 43 minutes 16 seconds East, a distance of 37.05 feet;

Thence: South 52 degrees 48 minutes 25 seconds East, with the north line of said Sirens tract, passing at a distance of 63.83 feet a found 1/2 inch steel rebar and continuing on said course for a total distance of 514.83 feet to a found 1/2 inch steel rebar by a pipe fence corner post for a corner of this tract;

Thence: South 33 degrees 32 minutes 47 seconds East, with the north line of said Sixties tract, a distance of 358.44 feet to a found 7/2 inch steel rebar by a silver fence corner post for a corner of this tract;

Thence: South 77 degrees 10 minutes 01 seconds West, a distance of 268.27 feet to a point in Pool Branch

Thence: With Pool Branch the following 14 (fourteen) calls:

1. South 57 degrees 51 minutes 09 seconds West, at a distance of 47.22 feet;
2. South 11 degrees 04 minutes 47 seconds East, at a distance of 65.24 feet;
3. South 85 degrees 23 minutes 54 seconds East, at a distance of 97.34 feet;
4. South 35 degrees 54 minutes 10 seconds West, at a distance of 197.82 feet;
5. South 08 degrees 33 minutes 39 seconds East, at a distance of 162.28 feet;
6. South 27 degrees 36 minutes 33 seconds West, at a distance of 284.15 feet;
7. South 27 degrees 15 minutes 33 seconds West, at a distance of 144.21 feet;
8. South 04 degrees 08 minutes 32 seconds West, at a distance of 144.21 feet;
9. South 59 degrees 47 minutes 46 seconds East, at a distance of 52.00 feet;
10. South 11 degrees 42 minutes 34 seconds East, at a distance of 224.94 feet;
11. South 82 degrees 36 minutes 03 seconds East, at a distance of 202.24 feet;
12. South 05 degrees 53 minutes 09 seconds East, at a distance of 128.15 feet;
13. South 27 degrees 14 minutes 27 seconds West, at a distance of 96.1 feet;
14. South 03 degrees 11 minutes 77 seconds East, at a distance of 405.2 feet;

Thence: South 87 degrees 28 minutes 06 seconds East, pass at a distance of 50 feet a set 1 1/2 inch steel square tubing and continuing on said course for a total distance of 434.94 feet to set 1/2 inch Steel Square Tubing for a corner of said Simes 20.052 acre tract;

Thence: South 55 degrees 37 minutes 04 seconds West, a distance of 453.70 feet to a 4 inch wood fence corner post.

Thence: South 06 degrees 37 minutes 34 seconds West, with the east line of said Simms tract, a distance of 90.49 feet to a pipe fence corner post for a corner of this tract;

Thence: South 10 degrees 32 minutes 18 seconds West, with the east line of said Slaves tract, a distance of 438.25 feet to a dead oak tree for a corner of this tract.

Thence: South 11 degrees 13 minutes 28 seconds East, with the south line of said Simms tract, a distance of 115.43 feet to Bois-D-Are fence corner post for the southeast corner of said Simms tract;

Thence: North 85 degrees 45 minutes 36 seconds West, with the south line of said Sherris 20.052 acre tract, a distance of 750.59 feet to the POINT OF BEGINNING and containing 46.501 acres of land.

The undersigned does hereby certify to Richard Sims, that a survey was made on the ground, dated 12 November 2007, on the property legally described hereon or in attached field notes and is correct; that, as stated on the plat hereon, there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, overlaps, or right-of-way encroachments, easements or right-of-ways of which I have been informed; that the quantity of land therein has been accurately calculated; that said property has access to and from a public roadway; and that the plat hereon is a true, correct and accurate representation of the property described hereinabove.

This Plat and Description was prepared for the exclusive use of the person or persons named in the above statements. Said statement does not intend to say unnamed person without an express recital by the surveyor naming said person. This survey was prepared for the transaction at stated hereto, this Plat or Map is the Property of Richard Siems and Cox Land Surveying Corp., and IS NOT to be used in any other Transactions, and the COPY RIGHTS ARE RESERVED.

28 January 2008

Don K. Cox, Texas Registered
Professional Land Surveyor
Number 4577

FLOOD STATEMENT

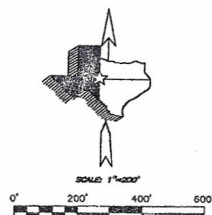
I have examined the Department of Housing and Urban Development, Federal Flood Hazard Boundary Map for the County of Grimes, State of Texas, community Panel Number 48181C effective date of 18 May 1992, and that map indicates that part of this property is within Zone "A" (special flood hazard area) as shown on Panel Number 0125-D of said map.

B.W. Bradley Survey Abst. No. 1458

J.B. Choice Survey Abst. No.1554

University League No. 5 Block 2

L1N	BEARING	DISTANCE	L1N	BEARING	DISTANCE
L19	N 03°11'27" W	76.65	L1	N 38°51'50" E	157.73
L20	N 54°15'01" E	92.82	L2	N 31°34'20" E	72.23
L21	N 03°11'27" W	76.65	L3	N 03°11'27" W	3.87
L22	S 18°37'50" E	59.50	L4	N 05°24'16" E	67.22
L23	N 03°11'27" W	76.65	L5	S 37°51'09" E	97.22
L24	S 34°23'41" E	43.09	L6	N 03°11'27" W	76.65
L25	N 03°11'27" W	76.65	L7	S 69°25'04" E	147.34
L26	N 03°11'27" W	76.65	L8	N 03°11'27" W	76.65
L27	N 00°00'36" E	63.30	L9	S 69°25'04" E	147.34
L28	N 03°11'27" W	76.65	L10	N 03°11'27" W	76.65
L29	S 27°51'36" E	43.30	L11	S 07°50'33" E	344.21
L30	N 03°11'27" W	76.65	L12	S 07°50'33" E	344.21
L31	S 05°05'59" W	64.23	L13	S 04°48'58" W	144.21
L32	N 03°11'27" W	76.65	L14	S 22°00'00" E	220.00
L33	S 21°54'40" W	151.35	L15	N 11°50'24" E	228.84
L34	N 00°40'41" E	85.80	L16	S 05°05'59" E	126.15
L35	N 03°11'27" W	76.65	L17	S 27°34'21" E	56.41
L36	S 14°57'14" E	37.37	L18	S 03°11'27" W	40.52
L37	S 85°45'45" E	186.71			
L38	S 03°11'27" W	76.65			
L39	N 67°41'38" E	150.27			



COX LAND SURVEYING CO.

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Gainesville 940-612-LAND Denton 940-381-5070

46.501 Acres in the
Mirabeau B. Lamar Survey Abst.No.704
County of Grayson
State of Texas

Registered Professional
Land Surveyor, No. 1000

Drawn by: <u>DKC</u>	Job No. <u>03 0153</u>
Check by: <u>DKC</u>	

Date: 28 January 2008

LEGEND

Fd	=	Fd Set
SR	=	Set 3/2
Fd	=	Fd Set 1/2
SR	=	Set 1/2
FST	=	Fd 1/2
FST	=	Fd Set
ROW	=	Right
-x-	=	Fence
()	=	Dead Co
-t-	=	Electric
-t-	=	Telephone
-c-	=	TV Cable
GM	=	Gas Main
PP	=	Power
WAL	=	Water
AC	=	Air Con
BL	=	Building
UOT	=	Underground
FCS	=	Fence
UE	=	Utility