

State of Texas
County of Grayson

Whereas, that Dale Robinson and Cathy Robinson are the owners of a tract of land situated in the Mirabeau B. Lamar Survey, Abstract Number 704, County of Grayson, State of Texas, and trust being part of a tract as described in Deed to Dale Robinson et al, Cathy Robinson, filed 05 March 2005, and recorded in Volume 4412 Page 841 of the Deed Records of the County of Grayson, State of Texas, and being more fully described as follows:

BEFOREME, for the southeast corner of the tract being described herein as a found 1/2 inch steel square taking, said taking being the southeast corner of said Robinson 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 63 degrees 39 minutes 56 seconds West, with the west line of said Robinson tract, and with the east line of a tract as described in deed to Troy Tomlin, filed 13 February 1993 and recorded in Volume 2381 Page 40 of said Deed Records, a distance of 1020.74 feet to a set 1/2 inch steel square taking for a corner of said Robinson tract, and the southeast corner of said Tomlin tract, and said taking also the southeast corner of a tract as described in deed to Tonia Vanderzwart, filed 10 December 2001 and recorded in Volume 3168 Page 234 of said Deed Records;

Thence: North 63 degrees 39 minutes 56 seconds West, with the center of a 36 foot roadway easement, and the west line of said Robinson tract, the east line of said Vanderzwart tract, a distance of 157.14 feet to a point of this tract, and to the start of a curve to the right having a radius of 346.84 feet and a delta angle of 64 degrees 44 minutes 41 seconds;

Thence: With said curve on arc length of 32.97 feet;

Thence: North 63 degrees 39 minutes 56 seconds West, a distance of 68.84 feet to a point for a corner of this tract, and to the start of a curve to the right having a radius of 402.94 feet and a delta angle of 64 degrees 42 minutes 42 seconds;

Thence: With said curve on arc length of 32.97 feet;

Thence: North 63 degrees 39 minutes 56 seconds West, a distance of 250.53 feet to a point for a corner of this tract;

Thence: North 63 degrees 39 minutes 56 seconds West, a distance of 472.42 feet to a point in Pool Branch;

Thence: With Pool Branch the following 7 (seven) calls;

1. South 64 degrees 48 minutes 56 seconds West, a distance of 77.71 feet;

2. South 64 degrees 48 minutes 56 seconds West, a distance of 52.00 feet;

3. South 64 degrees 48 minutes 56 seconds West, a distance of 224.84 feet;

4. South 64 degrees 48 minutes 56 seconds West, a distance of 202.24 feet;

5. South 64 degrees 48 minutes 56 seconds West, a distance of 128.15 feet;

6. South 64 degrees 48 minutes 56 seconds West, a distance of 128.15 feet;

7. South 64 degrees 48 minutes 56 seconds West, a distance of 96.41 feet;

Thence: South 67 degrees 28 minutes 06 seconds East, with the east line of said Robinson tract, and with the east line of a tract as described in deed to Troy Tomlin, filed 13 February 1993 and recorded in Volume 2381 Page 40 of said Deed Records, a distance of 346.13 feet to a set 1/2 inch steel square taking and continuing on said course for a total distance of 454.94 feet to a set 1/2 inch steel square taking for a corner of said Robinson tract;

Thence: South 55 degrees 37 minutes 04 seconds East, a distance of 433.70 feet to a set 1/2 inch steel square taking for a corner of this tract;

Thence: South 19 degrees 13 minutes 13 seconds West, with the east line of said Robinson tract, a distance of 68.84 feet to a dead oak tree for a corner of this tract;

Thence: North 11 degrees 13 minutes 28 seconds East, with the south line of said Robinson tract, a distance of 415.48 feet to Dale-D-arc-fence corner post for the southeast corner of said Robinson tract;

Thence: North 63 degrees 39 minutes 56 seconds West, with the south line of said Robinson tract, a distance of 750.59 feet to the POINT OF BEGINNING and containing 29.47 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Dale Robinson and Cathy Robinson, do hereby adopt this plat designating the herein described property as "The Village at Pool Branch", County of Grayson, Texas, and do hereby dedicate to the public use forever the herein described property for the same purpose and consideration expressed herein.

Dale Robinson Cathy Robinson

STATE OF TEXAS

Before me, the undersigned Notary Public for the State of Texas, on this day personally appeared Dale Robinson and Cathy Robinson, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity stated.

Given under my hand and seal of office this 23 day of June, 2008.

Notary Public-State of Texas

STATE OF TEXAS

COUNTY OF GRAYSON

I, Dora Byrnes, County Judge of Grayson County, Texas, do hereby certify that this final plat, with field notes hereon, having been fully presented to the Commissioners Court of Grayson County, Texas and by the said Court duly considered, was on this day approved and the plat is authorized to be registered and recorded in the proper records of the County Clerk of Grayson County, Texas.

Dora Byrnes, County Judge Grayson County, Texas

Certificate of Compliance

The undersigned, Wilma Blackshear Blank, the County Clerk of Grayson County, Texas, do hereby certify that on the 23 day of June, 2008, the Grayson County Commissioners Court by appropriate minute order did find that this final plat of "The Village at Pool Branch" is in compliance with applicable state and county subdivision regulations and did approve the same for filing in the plat records of Grayson County, Texas.

Certified this 23 day of June, 2008.

County Clerk Grayson County, Texas

Certificate of Acceptance of Dedication

The undersigned, Wilma Blackshear Blank, the County Clerk of Grayson County, Texas, do hereby certify that on the 23 day of June, 2008, that all the owners of real property described above did execute and deliver into the County Clerk's Office their declarations of all streets, alleys, paths, easements, and other public uses to the public, a copy of which is affixed to the face of this plat, and the Grayson County Commissioners Court did by appropriate minute order accept the dedications of all streets, alleys, paths, easements and other public uses on behalf of the public.

Certified this 23 day of June, 2008.

County Clerk Grayson County, Texas

NOTES:

- Water service is to be supplied by Two Way Road.
- Electric service is to be supplied by Grayson-Collins Electric Co-Op.
- This property forms no part of the owners' homestead.
- All owners to furnish, and install septic systems according to the Standards of Grayson County, Texas.
- Proposed land use for lots 1-15 is single family.
- 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 0181C effective date of 18 May 1977, and that map indicates that part of this property is within Zone "A" (Special Flood Hazard Area) as shown on Panel Number 0181C-2 of said map.
- Cede 3.3.17, blocking the flow of water or construction improvement in drainage easement & filling or obstruction of the roadway is prohibited.

SURVEYOR'S CERTIFICATION

The undersigned does hereby state that the map or plat is based upon as on the ground 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; that the plat conforms to or exceeds the current Minimum Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying.

23 June 2008

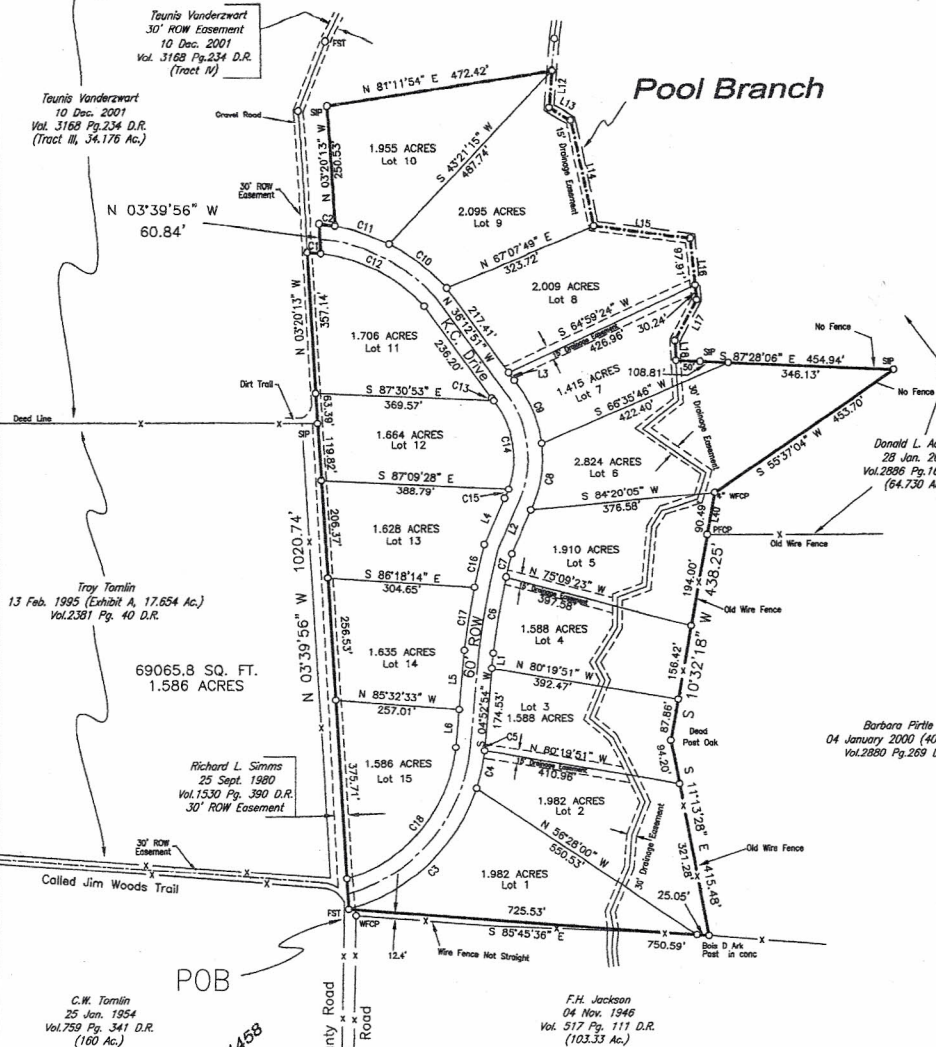
Dora B. Cox, Texas Registered Professional Land Surveyor Number 4377

COX LAND SURVEYING CO.

P.O. BOX 597 108 N. MAIN ST. COLLINSVILLE, TEXAS 76233
COLLINSVILLE 903-429-6125 FAX 903-429-6971 E-mail: CLSC108@aol.com
Gainesville 940-612-LAND Denton 940-381-5070 McKinney 469-952-5070

Final Plat of
"The Village at Pool Branch"
Mirabeau B. Lamar Survey Abst.No.704
County of Grayson
State of Texas

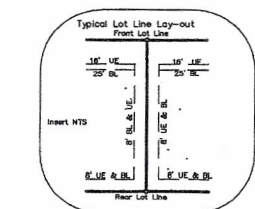
Registered Professional Land Surveyors Seal
Drawn by: MJC Job No.
Check by: DKC 08-8339-F Date: 23 June 2008



J.B. Choice Survey Abst. No. 1554

LINE	BEARING	DISTANCE
L1	S 04°53'19" W	31.82'
L2	N 23°28'41" E	99.87'
L3	S 36°12'51" E	19.87'
L4	N 23°28'41" E	105.48'
L5	N 04°52'58" E	125.49'
L6	S 04°52'58" W	81.48'
L12	S 04°48'56" W	77.71'
L13	S 59°42'46" E	52.00'
L14	S 11°52'24" E	224.84'
L15	S 82°36'03" E	202.24'
L16	S 05°55'09" E	128.15'
L17	S 27°54'21" W	96.41'
L18	S 03°11'27" W	40.52'
L37	S 85°45'36" E	196.71'
L38	N 89°59'50" E	121.28'
L39	N 60°31'48" E	150.27'
L40	N 06°57'34" E	90.49'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	340.94'	28.23'	28.22'	S 85°41'08" E	04°44'41"
C2	400.94'	32.97'	32.96'	S 82°31'10" E	04°42'42"
C3	376.48'	379.61'	363.73'	N 46°41'57" E	57°46'18"
C4	376.48'	80.00'	79.85'	N 11°43'33" E	12°10'30"
C5	376.48'	1.94'	1.94'	N 05°29'25" E	00°17'46"
C6	1500.08'	160.64'	160.56'	N 09°37'10" E	06°08'08"
C7	1500.08'	50.15'	50.15'	N 13°38'42" E	01°54'56"
C8	257.68'	145.31'	143.39'	N 09°06'21" E	32°18'36"
C9	257.68'	145.31'	143.39'	N 23°12'15" W	32°18'36"
C10	400.94'	152.07'	151.16'	N 52°16'46" W	21°43'50"
C11	400.94'	119.10'	118.66'	N 71°39'15" W	17°01'09"
C12	340.94'	274.94'	267.55'	S 64°57'19" E	46°12'14"
C13	199.06'	20.02'	20.01'	S 37°06'51" E	05°45'44"
C14	197.68'	196.59'	188.58'	S 09°17'22" E	56°58'49"
C15	197.68'	21.78'	21.77'	S 22°21'26" W	06°18'46"
C16	1560.08'	91.83'	91.81'	S 13°05'30" W	03°22'21"
C17	1560.08'	132.98'	132.93'	S 08°57'34" W	04°53'01"
C18	316.48'	376.33'	354.55'	S 39°26'58" W	68°07'52"



OWNERS:

Dale Robinson &
Cathy Robinson
522 Kenned Drive
Whitesboro, Texas 76233
Vol.4412 Pg.841 D.R.

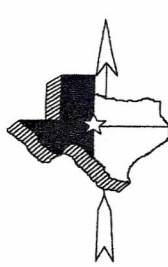
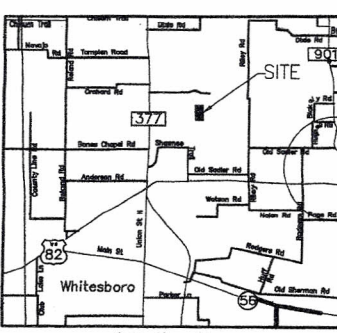
Basis of Bearing

Course along the south line
Dale Robinson Deed
Vol.4412 Pg.841 D.R.

Note:
There May Or May Not Be Pipe Lines On This Property.

LEGEND

- S/SR = Set 3/4" Rod
- FIP = Found Rebar
- SIP = Set 1/2" Sq. Tubing
- FST = Fd 1/2" Sq. Tubing
- F/SR = Fd 3/4" Sq. Rod
- ROW = Right-of-Way
- X = Fence Line
- D = Deed Call
- 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 = Underground phone
- F = Fence Corner Post
- UE = Utility Easement



SCALE: 1" = 200'