

**** PROPERTY DESCRIPTION ****

Beginning for the northwest corner of the tract being described herein at a set survey mark nail, said nail being the northwest corner of said Lauman tract, and the northeast corner of a called 65 acre tract as described in Deed to J & J Treed Farm, filed 04 December 1992, and Recorded in Volume 4335 Page 669 of said Deed Records, said nail also being on the north line of the John Wheat Survey, and the south line of the James Wheat Survey, Abstract Number 1306, said nail also being in Brewer Road;

Thence: North 88 degrees 50 minutes 11 seconds East, with the north line of said Larman tract, and in Brewer Road, a distance of 1123.70 feet to a found ½ inch Steel Rebar for the northeast corner of said Larman tract, and the northwest corner of a tract as described in Deed to Ben Binion, filed 22 June 1945, and Recorded in Volume 474 Page 275 of said Deed Records;

Thence: South 86 degrees 51 minutes 40 seconds West, with the south line of said Larman tract, a distance of 797.86 feet to a set ½ inch Steel Square Tubing for an angle point in the south line of said Larman tract;

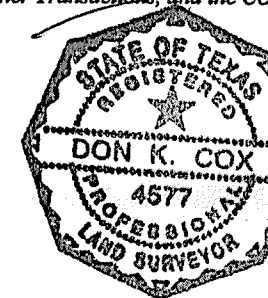
Thence: South 88 degrees 25 minutes 23 seconds West, with the south line of said Larman tract, a distance of 754.07 feet to a set ½ inch Steel Square Tubing for the southwest corner of said Larman tract, said tubing being south 24 degrees 34 minutes 35 seconds west, a distance of 6.90 feet from a found Nail at the base of a wood fence corner post;

Thence: North 02 degrees 14 minutes 33 seconds West, with the west line of said Larman tract, and the east line of said J & J Tree Farm tract, and passing at 2765.00 feet a pipe fence corner post on the south line of said Brewer Road, and continuing on said course for a total distance of 2790.08 feet to the POINT OF BEGINNING and containing 98.837 acres of land.

The undersigned does hereby state to Mary Larman, that a survey was made on the ground, dated 28 May 2009, on the property legally described hereon or in attached field notes and is correct; except as shown on the plat hereon, there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, overlapping of improvements, easements or right-of-ways, or 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 extend to any unnamed person without an express restating by the surveyor naming said person. This survey was prepared for the transaction as dated hereon, this Plat or Map is the Property of Mary Larman and Cox Land Surveying Corp., and IS NOT to be used in any other Transactions, and the COPY RIGHTS ARE RESERVED.

15 June 2009

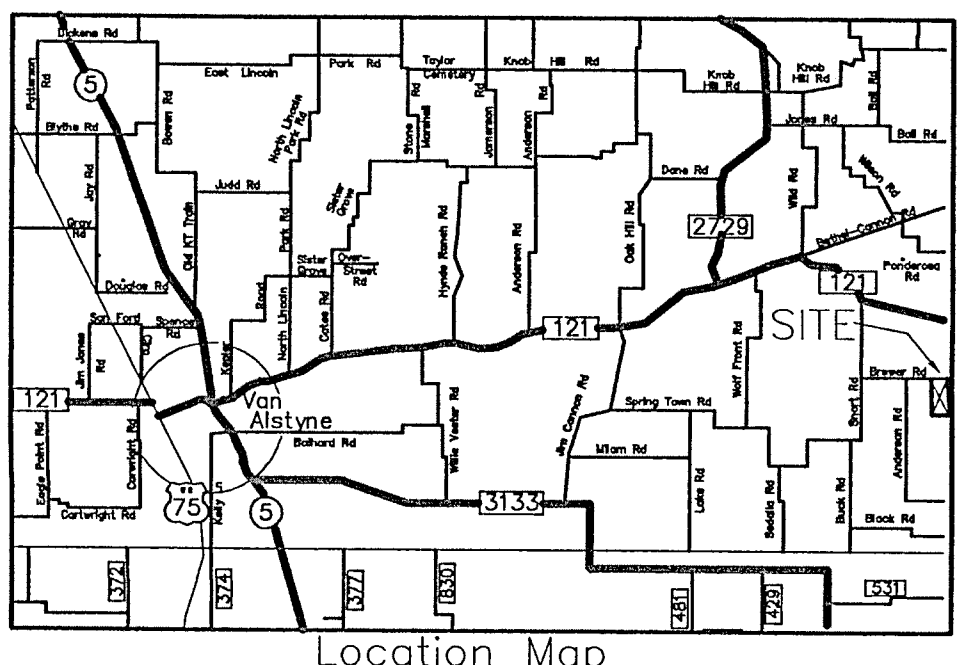


Don K. Cox, Texas Registered
Professional Land Surveyor
Number 4577

FLOOD STATEMENT:

I have examined the Department of Housing and Urban Development, Federal Flood Hazard Boundary Map for the County of Cooke, State of Texas, community Panel Number 48181C effective date of 18 May 1992, and that map indicates that this property is Not within Zone "A" (special flood hazard area) as shown on Panel Number 0125-D 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.



COX LAND SURVEYING CO.

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 Gainesville 940-612-LAND Denton 940-381-5070 McKinney 469-952-5070

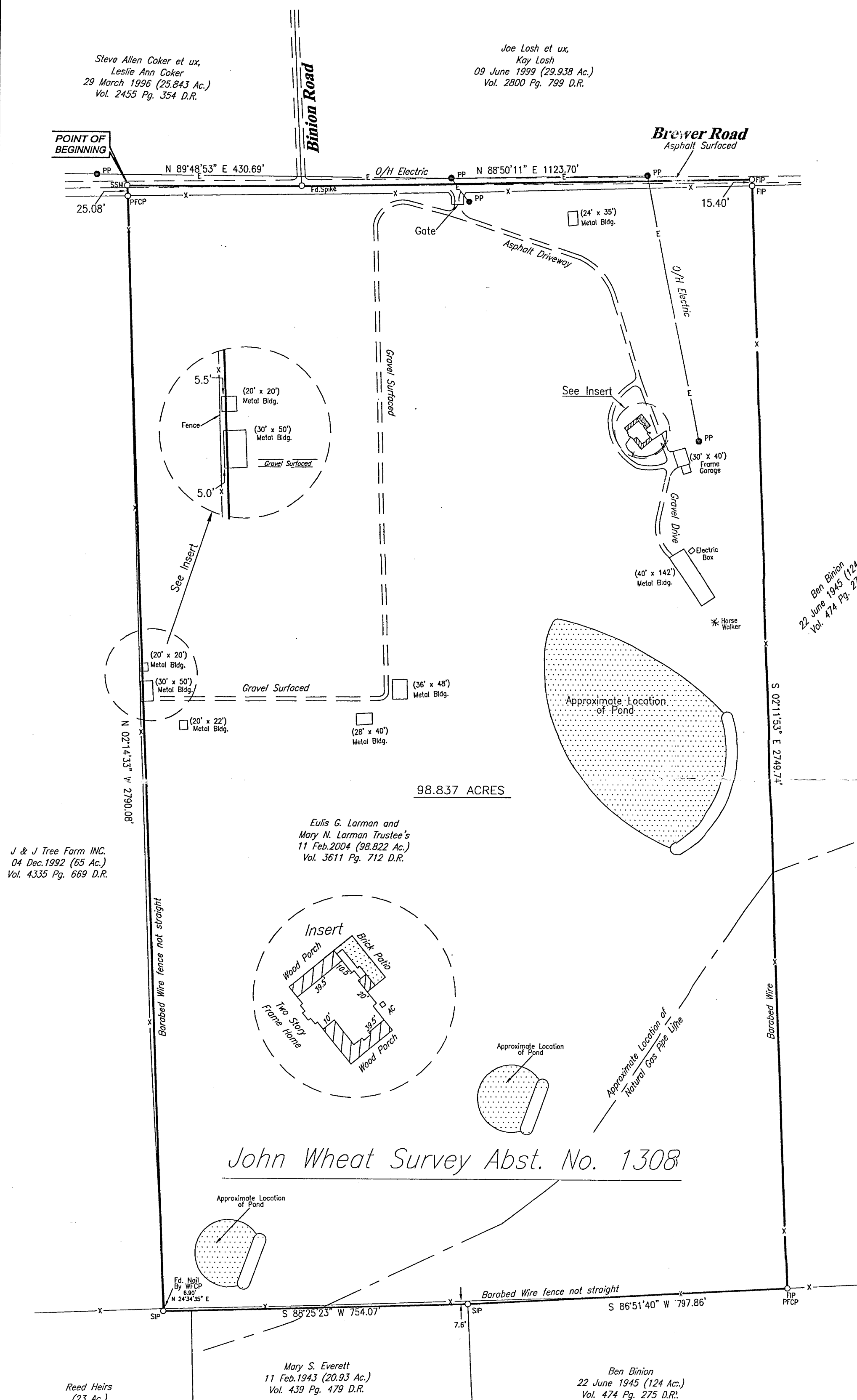
1220 Brewer Road
98.837 Acres in the
John Wheat Survey Abst. No. 1308
County of Grayson
State of Texas

Registered Professional
Land Surveyors Seal

Drawn by: DKC
Check by: DKC

Job No.
9-8659

Date: 15 June 2009



LEGEND

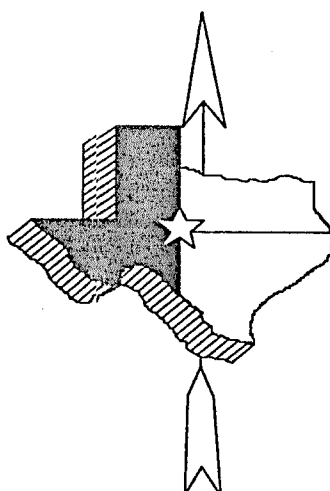
S3R = Set 3/4" Rod
FIP = Found Rebar
SIP = Set 1/2" Sq.Tubing
FST = Fd 1/2" Sq.Tubing
FSR = Fd 1/2" Rod
ROW = Right-of-Way
-X- = Fence Line
(-) = Deed Calls
(-) = Electric Line
-T- = Telephone Line
-C- = TV Cable
CM = Gas Meter
PP = Power Pole
WM = Water Meter
AC = Air Cond.
BL = Building Line
UGT = Undergrd phone
FCP = Fence Corner Post
UE = Utility Easement
BC = Back of Curb

* * *Basis of Bearing* * *

Course along east line
Lorman Deed
Vol. 3611 Pg. 712 D.R.

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

**** This Survey May or May Not Comply With
City Or County Platting Regulations.**



SCALE: 1"=200'