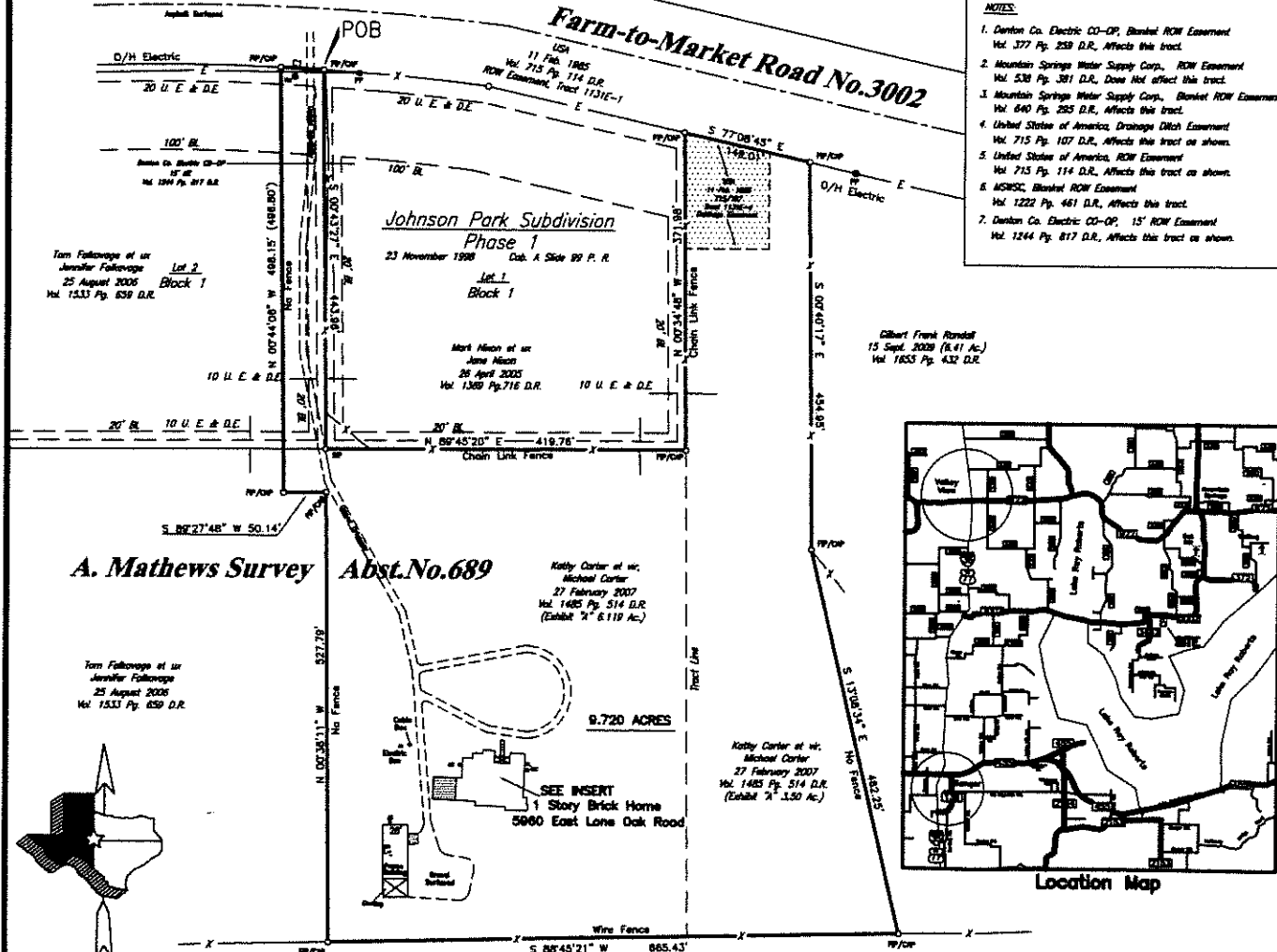


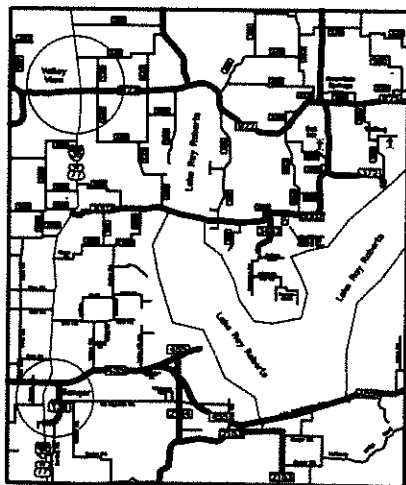
East Lone Oak Road

Farm-to-Market Road No.3002



- NOTES:**
1. Denton Co. Electric CO-OP, Blanket ROW Easement Vol. 377 Pg. 259 D.R. Affects this tract.
 2. Mountain Springs Water Supply Corp., ROW Easement Vol. 538 Pg. 381 D.R. Does Not affect this tract.
 3. Mountain Springs Water Supply Corp., Blanket ROW Easement Vol. 640 Pg. 285 D.R. Affects this tract.
 4. United States of America, Drainage Ditch Easement Vol. 715 Pg. 107 D.R. Affects this tract as shown.
 5. United States of America, ROW Easement Vol. 715 Pg. 114 D.R. Affects this tract as shown.
 6. MSWSC, Blanket ROW Easement Vol. 1222 Pg. 461 D.R. Affects this tract.
 7. Denton Co. Electric CO-OP, 15' ROW Easement Vol. 1244 Pg. 817 D.R. Affects this tract as shown.

Gilbert Frank Randall
15 Sept. 2009 (8.41 Ac.)
Vol. 1853 Pg. 432 D.R.



Location Map

SCALE 1"=100'

LEGEND

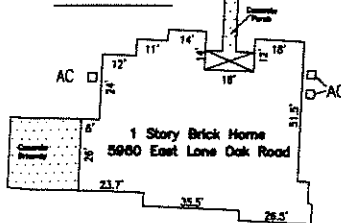
- Set 3/4" Rod
- Found Right
- Set 1/2" Sq. Tubing
- Set 1/2" Sq. Tubing
- Set 1/2" Sq. Rod
- Right-of-Way
- Fence Line
- Dead Cuts
- Electric Line
- Telephone Line
- TV Cable
- Gas Meter
- Power Pole
- Water Meter
- Air Cond.
- Building Line
- Underground phone
- Fence Corner Post
- Utility Easement
- Back of Ditch

State of Texas
Course along road line
Kathy Carter Deed
Vol. 1485 Pg. 514 D.R.

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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2804.78'	50.12'	50.12'	S 87°03'49" E	01°01'28"

INSERT NTS



PROPERTY DESCRIPTION

All that certain tract or parcel of land situated in the A. Mathews Survey, Abstract Number 689, County of Cooke, State of Texas, said tract being all of a called 5.119 acre tract and all of a called 3.50 acre tract as described in Deed to Kathy Carter et al, Michael Carter, Read 27 February 2007, and Recorded in Volume 1485 Page 514 of the Deed Records of the County of Cooke, State of Texas, and being part of Lot 2 Block 1 of the Johnson Park Subdivision Phase 1, Read 23 November 1998, and Recorded in Cabinet A Side 99 of the Plat Records of Cooke County, said tract also known as 5960 East Lone Oak Road, and being more fully described as follows:

Beginning for a north corner of the tract being described herein at a found 1/2 inch Steel Rebar, said rebar being the northeast corner of Lot 2 and the northeast corner of Lot 1 of said Subdivision, and the northeast corner of a tract as described in Deed to Mark Nixon et al, Jane Nixon, Read 26 April 2005, and Recorded in Volume 1248 Page 716 of said Deed Records, said rebar also being on the south Right-of-Way line of Farm-to-Market Road Number 3002 as described in Right-of-Way Easement to the United States of America, Read 11 February 1985, and Recorded in Volume 715 Page 114 of said Deed Records:

Thence: South 00 degrees 43 minutes 22 seconds East, with an east line of said Carter tract and the west line of said Nixon tract, same being the west line of said Lot 1 and the east line of said Lot 2, a distance of 442.98 feet to a set 1/2 inch Steel Square Tubing for the southwest corner of said Nixon tract, same being the southwest corner of said Lot 1 and the southwest corner of Lot 2;

Thence: North 89 degrees 45 minutes 20 seconds East, with the north line of said Carter 5.119 acre tract, and the south line of said Nixon tract, a distance of 419.78 feet to a found 1/2 inch Steel Rebar for the northeast corner of said Carter 5.119 acre tract, and the southeast corner of said Nixon tract, same being the southeast corner of said Lot 1, said rebar also being on the west line of said Carter 3.50 acre tract;

Thence: North 00 degrees 34 minutes 48 seconds West, with the west line of said Carter 3.5 acre tract and the east line of said Nixon tract, same being the east line of said Lot 1, a distance of 371.98 feet to a found 1/2 inch Steel Rebar for the northeast corner of said Nixon tract and the northwest corner of said Lot 1, and on the south ROW line of FM 3002;

Thence: South 77 degrees 08 minutes 45 seconds East, with the north line of said Carter 3.5 acre tract, and the south ROW line of FM 3002, a distance of 149.01 feet to a found 1/2 inch Steel Rebar for the northeast corner of said Carter 3.5 acre tract, and the northwest corner of a tract as described in Deed to Gilbert Frank Randall, Read 15 September 2009, and Recorded in Volume 1853 Page 432 of said Deed Records;

Thence: South 00 degrees 40 minutes 17 seconds East, with the east line of said Carter 3.5 acre tract, and the west line of said Randall tract, a distance of 454.95 feet to a found 1/2 inch Steel Rebar for a corner;

Thence: South 88 degrees 45 minutes 21 seconds West, with the south line of said Carter 3.5 acre tract, a distance of 865.43 feet to a found 1/2 inch Steel Rebar for the southwest corner of said Carter 3.5 acre tract, and the southwest corner of a tract as described in Deed to Tom Falkavege et al, Jennifer Falkavege, Read 23 August 2006, and Recorded in Volume 1533 Page 659 of said Deed Records;

Thence: North 00 degrees 36 minutes 11 seconds West, with the west line of said Carter 5.119 acre tract, and the east line of said Falkavege tract, a distance of 527.79 feet to a found 1/2 inch Steel Rebar a corner of this tract;

Thence: South 89 degrees 27 minutes 48 seconds West, a distance of 50.14 feet to a found 1/2 inch Steel Rebar for a corner of this;

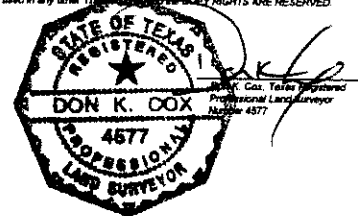
Thence: North 00 degrees 44 minutes 06 seconds West, with the west line of said Carter 5.119 acre tract, and the east line of said Falkavege tract, a distance of 488.15 feet to a found 1/2 inch Steel Rebar a corner of this tract and the northeast corner of said Falkavege tract and on the south ROW line of FM 3002, and the start of a curve to the right whose radius is 2804.78 feet;

Thence: With said curve to the right, an Arc Length of 50.12 feet, chord bearing of South 87 degrees 03 minutes 49 seconds east, a distance of 50.12 feet to the POINT OF BEGINNING and containing 9.720 acres of land.

The undersigned does hereby state to Michael Spomer, that a survey was made on the ground, dated 10 February 2012, on the property hereby described herein or in attached field notes and is correct, except as shown on the plat herein, 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 herein 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 interested person without an express, written, and signed by the surveyor naming said person. This survey was prepared for the transaction as cited herein. This Plat or Map is the Property of Michael Spomer and Cox Land Surveying Corp., and is NOT to be used in any other transaction. **THE BODY RIGHTS ARE RESERVED**

16 February 2012



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 48097C effective date of 16 January 2006, and that map indicates that this property is Not within Zone "A" (special flood hazard area) as shown on Panel Number 0575-C 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.

P.O. BOX 597 108 N. MAIN ST. COLLINSVILLE, TEXAS 76233
COLLINSVILLE 903-429-8125 FAX 903-429-8871 E-mail: CLSC108@aol.com
Gainesville 940-612-LAND Denton 940-381-5070 McKinney 469-952-5070

5960 East Lone Oak Road
9.720 Acres in the
A. Mathew Survey Abst.No.689 &
Johnson Park Subd., Phase 1
County of Cooke
State of Texas

Registered Professional
Land Surveyors Seal

Drawn by: DKC
Check by: DKC

Job No.
12-9431

Date: 16 February 2012

*** * PROPERTY DESCRIPTION * ***

All that certain tract or parcel of land situated in the A. Mathews Survey, Abstract Number 689, County of Cooke, State of Texas, said tract being all of a called 6.119 acre tract and all of a called 3.50 acre tract as described in Deed to Kathy Carter et vir, Michael Carter, filed 27 February 2007, and Recorded in Volume 1485 Page 514 of the Deed Records of the County of Cooke, State of Texas, and being part of Lot 2 Block 1 of the Johnson Park Subdivision Phase 1, filed 23 November 1998, and Recorded in Cabinet A Slide 99 of the Plat Records of Cooke County, said tract also known as 5960 East Lone Oak Road, and being more fully described as follows:

Beginning for a north corner of the tract being described herein at a found $\frac{1}{2}$ inch Steel rebar, said rebar being the northeast corner of Lot 2 and the northwest corner of Lot 1 of said Subdivision, and the northwest corner of a tract as described in Deed to Mark Nixon et ux, Jane Nixon, filed 26 April 2005, and Recorded in Volume 1369 Page 716 of said Deed Records, said rebar also being on the south Right-of-Way line of Farm-to-Market Road Number 3002 as described in Right-of-Way Easement to the United States of America, filed 11 February 1985, and Recorded in Volume 715 Page 114 of said Deed Records;

Thence: South 00 degrees 43 minutes 27 seconds East, with an east line of said Carter tract and the west line of said Nixon tract, same being the west line of said Lot 1 and the east line of said Lot 2, a distance of 443.96 feet to a set $\frac{1}{2}$ inch Steel Square Tubing for the southwest corner of said Nixon tract, same being the southwest corner of said Lot 1 and the southeast corner of Lot 2;

Thence: North 89 degrees 45 minutes 20 seconds East, with the north line of said Carter 6.119 acre tract, and the south line of said Nixon tract, a distance of 419.76 feet to a found $\frac{1}{2}$ inch Steel Rebar for the northeast corner of said Carter 6.119 acre tract, and the southeast corner of said Nixon tract, same being the southeast corner of said Lot 1, said rebar also being on the west line of said Carter 3.50 acre tract;

Thence: North 00 degrees 34 minutes 48 seconds West, with the west line of said Carter 3.5 acre tract and the east line of said Nixon tract, same being the east line of said Lot 1, a distance of 371.98 feet to a found $\frac{1}{2}$ inch Steel Rebar for the northeast corner of said Nixon tract and the northeast corner of said Lot 1, and on the south ROW line of FM 3002;

Thence: South 77 degrees 08 minutes 45 seconds East, with the north line of said Carter 3.5 acre tract, and the south ROW line of FM 3002, a distance of 149.01 feet to a found $\frac{1}{2}$ inch Steel Rebar for the northeast corner of said Carter 3.5 acre tract, and the northwest corner of a tract as described in Deed to Gilbert Frank Randall, filed 15 September 2009, and Recorded in Volume 1655 Page 432 of said Deed Records;

Thence: South 00 degrees 40 minutes 17 seconds East, with the east line of said Carter 3.5 acre tract, and the west line of said Randall tract, a distance of 454.95 feet to a found $\frac{1}{2}$ inch Steel Rebar for a corner,

Thence: South 88 degrees 45 minutes 21 seconds West, with the south line of said Carter 3.5 acre tract, a distance of 665.43 feet to a found ½ inch Steel Rebar for the southwest corner of said Carter 6.119 acre tract, and the southeast corner of a tract as described in Deed to Tom Falkavage et ux, Jennifer Falkavage, filed 25 August 2006, and Recorded in Volume 1533 Page 659 of said Deed Records;

Thence: North 00 degrees 36 minutes 11 seconds West, with the west line of said Carter 6.119 acre tract, and the east line of said Falkavage tract, a distance of 527.79 feet to a found ½ inch Steel Rebar a corner of this tract;

Thence: South 89 degrees 27 minutes 48 seconds West, a distance of 50.14 feet to a found ½ inch Steel Rebar for a corner of this;

Thence: North 00 degrees 44 minutes 06 seconds West, with the west line of said Carter 6.119 acre tract, and the east line of said Falkavage tract, a distance of 498.15 feet to a found ½ inch Steel Rebar a corner of this tract and the northeast corner of said Falkavage tract and on the south ROW line of FM 3002, and the start of a curve to the right whose radius is 2804.78 feet;

Thence: With said curve to the right, An Arc Length of 50.12 feet, chord bearing of South 87 degrees 03 minutes 49 seconds east, a distance of 50.12 feet to the POINT OF BEGINNING and containing 9.720 acres of land.