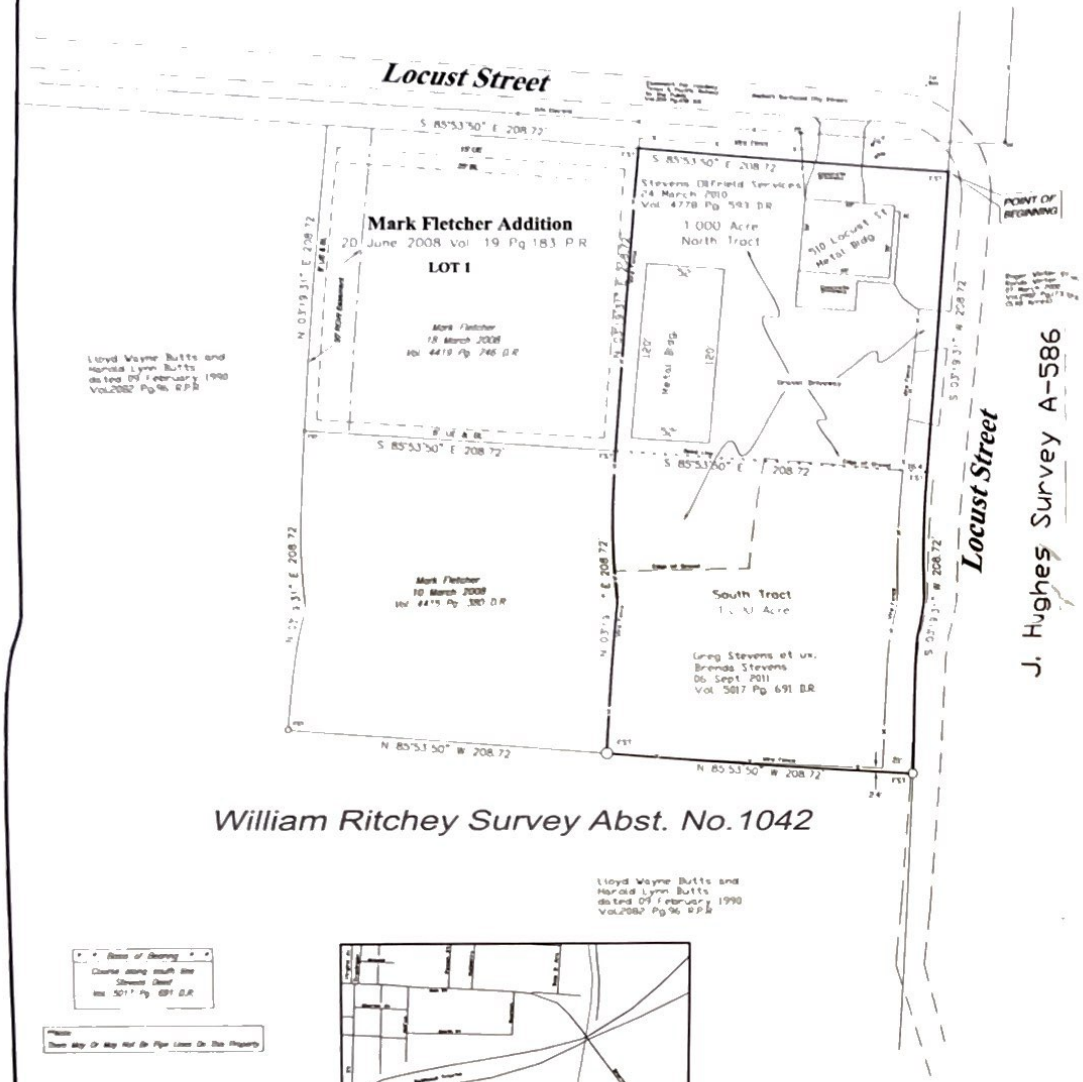

* * Basis of Bearing * *
Courtesy along south line
Stevens Deed
Vol 5017 Pg 691 O.R

Note
Does Not Show Or Imply Not Be Plat Lines On This Property

LEGEND

SIR	= Set 3/4" Rod
FIP	= Found Rebar
SIP	= Set 1 1/2" Tubing
FST	= Fd 1/2" Sq Tubing
SIW	= Fd Sq Rod
ROW	= Right of Way
X	= Fence Line
( )	= Deed Calls
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	= Underg'nd phone
FCP	= Fence Corner Post
UE	= Utility Easement
BC	= Back of Curb

Location Map

FLOOD STATEMENT

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 48181 C effective date of 20 September 2010 and that map indicates that this property is Not within Zone "A" (special flood hazard area) as shown on Panel Number 0275 F 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

SCALE: 1"= 60'

* * PROPERTY DESCRIPTION * *

North Tract

All that certain tract or parcel of land situated in the William Ritchey Survey Abstract Number 1042 City of Whitesboro, County of Grayson State of Texas, said tract being all of a tract as described in deed to Stevens Oilfield Services, filed 24 March 2010 and Recorded in Volume 4778 Page 593 of the deed records of the County of Grayson State of Texas, and being more fully described as follows

Beginning for the northeast corner of the tract being described herein at a found ½ inch Steel Square Tubing with a plastic cap marked COX 4577 said tubing being the northeast corner of said Stevens tract, said tubing also being at a turn in Locust Street

Thence: South 03 degrees 19 minutes 31 seconds West, with the east line of said Stevens tract, and on the west side of Locust Street a distance of 208.72 feet to a found ½ inch Steel Square Tubing with a plastic cap marked COX 4577 for the southeast corner of said Stevens Oilfield Services tract and the northeast corner of a tract as described in Deed to Greg Stevens et ux, Brenda Stevens filed 06 September 2011 and Recorded in Volume 5017 Page 691 of said Deed Records

Thence: North 85 degrees 53 minutes 50 seconds West a distance of 208.72 feet to a found ½ inch Steel Square Tubing with a plastic cap marked COX 4577 for the southwest corner of said Stevens Oilfield Services tract and the northwest corner of said Greg Stevens tract

Thence: North 03 degrees 19 minutes 31 seconds East a distance of 208.72 feet to a found ½ inch Steel Square Tubing with a plastic cap marked COX 4577 for the Northwest corner of said Stevens Oilfield Services tract, and on the south side of Locust Street

Thence: South 85 degrees 53 minutes 50 seconds East with the north line of said Stevens tract, a distance of 208.72 feet to the **POINT OF BEGINNING** and containing 1.000 acre of land

South Tract

All that certain tract or parcel of land situated in the William Ritchey Survey Abstract Number 1042 City of Whitesboro, County of Grayson State of Texas, said tract being all of a tract as described in deed to Greg Stevens et ux, Brenda Stevens, filed 06 September 2011 and Recorded in Volume 5017 Page 691 of the deed records of the County of Grayson State of Texas, and being more fully described as follows

Beginning for the northeast corner of the tract being described herein at a found ½ inch Steel Square Tubing with a plastic cap marked COX 4577 said tubing being the northeast corner of said Greg Stevens tract said tubing also being the southeast corner of a tract as described in Deed to Stevens Oilfield Services, filed 24 March 2010, and Recorded in Volume 4778 Page 593 of said Deed Records and on the west side of Locust Street

Thence: South 03 degrees 19 minutes 31 seconds West, a distance of 208.72 feet to a found ½ inch Steel Square Tubing with a plastic cap marked COX 4577 for the southeast corner of said Greg Stevens tract

Thence: North 85 degrees 53 minutes 50 seconds West a distance of 208.72 feet to a found ½ inch Steel Square Tubing with a plastic cap marked COX 4577 for the southwest corner of said Greg Stevens tract

Thence: North 03 degrees 19 minutes 31 seconds East a distance of 208.72 feet to a found ½ inch Steel Square Tubing with a plastic cap marked COX 4577 for the northwest corner of said Greg Stevens tract and the southwest corner of said Stevens Oilfield Services tract

Thence: South 85 degrees 53 minutes 50 seconds East, with the north line of said Greg Stevens tract, a distance of 208.72 feet to the **POINT OF BEGINNING** and containing 1.000 acre of land

The undersigned does hereby State to Greg Stevens that the map or plat is based upon an on the ground survey dated 08 November 2012, 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 the Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying

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, and IS NOT to be used in any other Transactions, and the COPY RIGHTS ARE RESERVED

08 November 2012

STATE OF TEXAS REGISTERED DON K. COX 4577 PROFESSIONAL LAND SURVEYOR

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

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 469-952-50

510 Locust Street
Two 1.000 Acre Tracts in the
William Ritchey Survey Abst.No 1042
City of Whitesboro
County of Grayson
State of Texas

Registered Professional Land Surveyors Seal

Drawn by: DKC	Job No.	
Check by: DKC	12-9672	Date: 10 Nov 2012