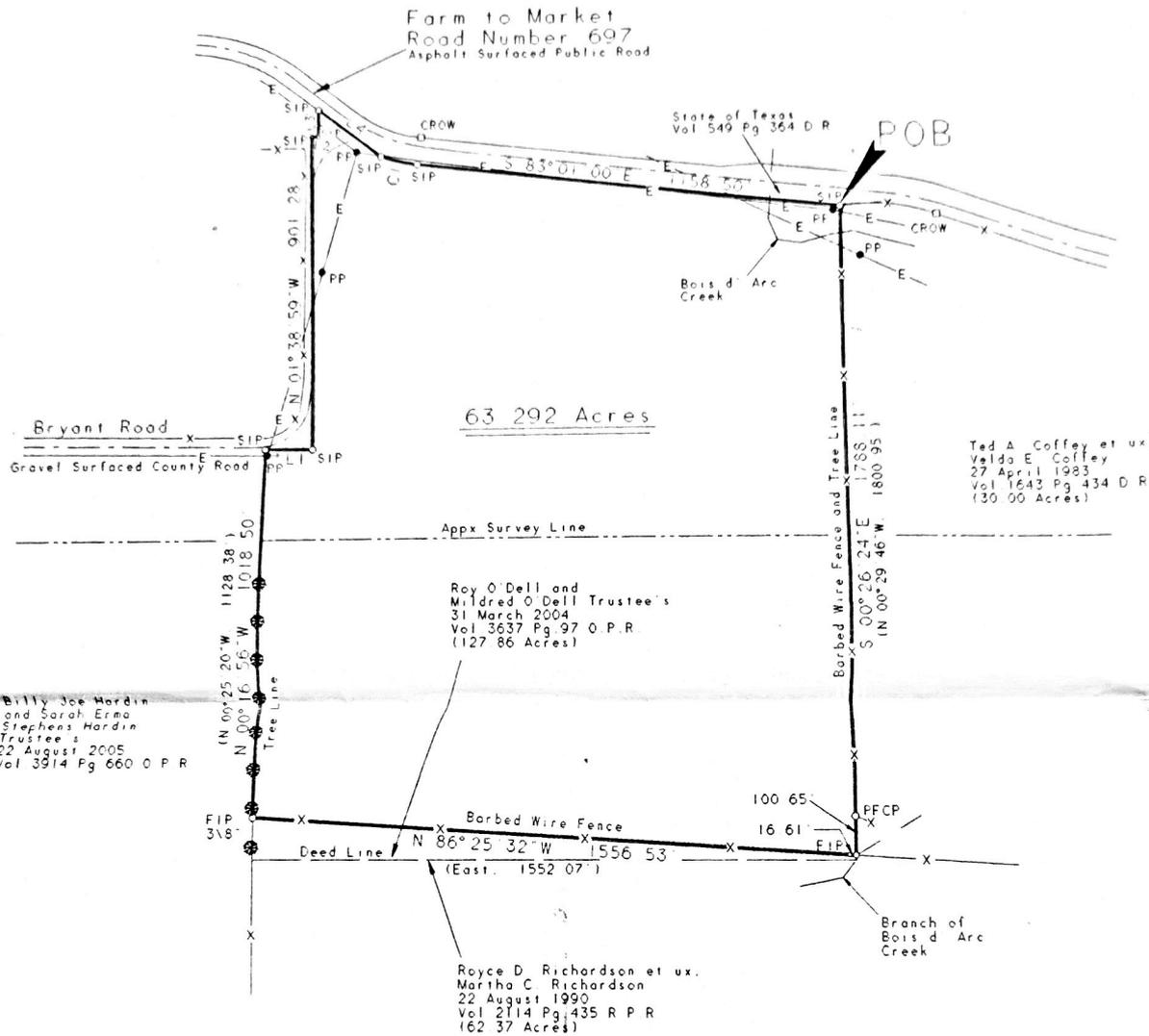


# Ambrose Hilburn Survey A-494



# Granger McDaniel Survey A-768

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	13° 48' 57"	432.09'	104.19'	52.35'	103.94'	S 76° 06' 31" E

## LEGEND

- SSM - Set Survey Mark Nail
- FIP - Found Rebar
- SIP - Set 1/2" Sq Tubing
- FST - Fd 1/2" Sq Tubing
- FSR - Fd Sq Rod
- ROW - Right-of-Way
- X- - Fence Line
- ( ) - Dead Call
- E- - Overhead Electric Line
- T- - Overhead Telephone Line
- C- - Overhead Cable Line
- GM - Gas Meter
- PP - Power Pole
- WM - Water Meter
- AC - Air Conditioner Unit
- BL - Building Line
- UGT - Underground Phone Line
- FCP - Fence Corner Post
- UE - Utility Easement
- BC - Back of Curb

LINE	BEARING	DISTANCE
L 1	S 89° 26' 09" E	127.78'
L 2	S 83° 01' 00" E	18.39'
L 3	N 01° 13' 53" W	79.63'
L 4	S 51° 42' 00" E	223.78'

**\*\* Basis of Bearings \*\***  
Course along the south  
Right of Way Line of  
F.M. Road 697

• • PROPERTY DESCRIPTION • •

All that certain tract or parcel of land situated in the Ambrose Hilburn Survey, Abstract Number 494 and the Granger McDaniel Survey, Abstract Number 768, County of Grayson, State of Texas, said tract being the occupied tract on the ground and said tract being part of a called 127.86 acre tract as described in deed to Roy O Dell and Mildred O Dell Trustee s, filed 31 March 2004, and recorded in volume 3637 page 97 of the official public 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 set 1/2 inch steel square tubing, said tubing being the northeast corner of said O Dell tract, same being the northwest corner of a called 30.00 acre tract as described in deed to Ted A Coffey et ux, Valda E Coffey, filed 27 April 1985, and recorded in volume 1643 page 434 of the deed records of Grayson County, Texas, and said tubing being an angle point in the south right of way line of Farm to Market Road Number 697.

Thence South 00 degrees 26 minutes 24 seconds East, with the east line of said O Dell tract, and with the west line of said Coffey tract, and with a barbed wire fence a distance of 1788.11 feet to a point in a branch of Bois d' Arc Creek for the occupied southeast corner of said O Dell tract, same being the occupied southeast corner of said Coffey tract, and said point being on the occupied north line of a called 62.37 acre tract as described in deed to Royce D Richardson et ux, Martha C Richardson, filed 22 August 1990, and recorded in volume 2114 page 435 of the real property records of Grayson County, Texas.

Thence North 86 degrees 25 minutes 32 seconds West, with the occupied south line of said O Dell tract, and with a barbed wire fence, and passing at 16.61 feet a found 1/2 inch rebar on the west bank of said branch, and continuing on said course a total distance of 1556.53 feet to a found 3/8 inch rebar for the occupied southwest corner of said O Dell tract, same being the occupied northeast corner of said Richardson tract.

Thence North 00 degrees 16 minutes 56 seconds West, with the west line of said O Dell tract, and with a tree line, a distance of 1018.50 feet to a set 1/2 inch steel square tubing for the most westerly northeast corner of said O Dell tract, said tubing being in Bryant Road.

Thence South 89 degrees 26 minutes 09 seconds East, with the north line of said O Dell tract, a distance of 127.78 feet to a set 1/2 inch steel square tubing for an ell corner of said O Dell tract.

Thence North 01 degrees 38 minutes 59 seconds West, with the west line of said O Dell tract, and with said Bryant Road, a distance of 901.28 feet to a set 1/2 inch steel square tubing for a northwest corner of said O Dell tract.

Thence South 83 degrees 01 minutes 00 seconds East, with the north line of said O Dell tract, a distance of 18.39 feet to a set 1/2 inch steel square tubing for an ell corner of said O Dell tract.

Thence North 01 degrees 13 minutes 53 seconds West, with the west line of said O Dell tract, a distance of 79.63 feet to a set 1/2 inch steel square tubing for the most northerly northwest corner of said O Dell tract, and said tubing being on the south line of said F. M. Road 697.

Thence South 51 degrees 42 minutes 00 seconds East, with the south line of said road, a distance of 223.78 feet to a set 1/2 inch steel square tubing for the start of a curve to the left having a central angle of 13 degrees 48 minutes 57 seconds, and a radius of 432.09 feet, and a chord bearing of South 76 degrees 06 minutes 31 seconds East, and a chord distance of 103.94 feet.

Thence With said curve to the left, and with the south line of said road, an arc length of 104.19 feet to a set 1/2 inch steel square tubing for the end of said curve.

Thence South 83 degrees 01 minutes 00 seconds East, with the south line of said road, a distance of 1158.50 feet to the POINT OF BEGINNING and containing 63.292 acres of land.

The undersigned does hereby state to Roy O Dell and Mildred O Dell that the map or plat is based upon an on the ground survey, dated 10 July 2006, 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, and said property has access to a roadway unless otherwise noted.

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.

12 July 2006

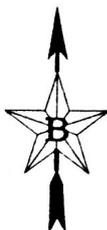


*Eric Brennan*  
Eric Brennan, Texas Registered Professional Land Surveyor, Number 5560

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 18 May 1992, and that map indicates that this property is Not within Zone "A" (special flood hazard area) as shown on Panel Number 0245-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.



Scale  
1" = 300'

Brennan Land Surveying

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Fax 972-382-2636

Registered Professional Land Surveyors Seal

63.292 Acres in the  
Ambrose Hilburn Survey A-494 and  
the Granger McDaniel Survey A-768  
Grayson County, Texas

Drawn by: EB  
Check by: EB

Job No.  
06-0378

Date: 12 July 2006