

THOMAS H. DUGAN SURVEY  
ABST. NO. 333

JOHN COCHRAN SURVEY  
ABST. NO. 214

289  
Ruston

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absteyne

Note: Bearing lines established from monuments found on the ground and the right of way strip map for F. M. Highway 121.

**SARTIN & ASSOCIATES, INC.**  
Registered Professional Land Surveyors  
P.O. Box 1843 - 109 S. Travis - Sherman, Texas 75091-1843  
phone (903)892-8003 - fax (903)868-2970

SURVEY FOR: GROVE HOLDINGS, LC

I, Marshall Sartin, Registered Professional Land Surveyor, hereby certify that a survey of the property shown hereon was made on the ground on the 22 nd day of June, 2007 of the following described property:

(LEGAL DESCRIPTION ATTACHED)

That this survey substantially complies with the current Minimum Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying, and is subject to all easements of record or as shown on recorded plat that may affect said property.

THIS SURVEY PLAT WAS PREPARED FROM A SURVEY PERFORMED ON THE DATE SHOWN HEREON FOR THE CLIENT NAMED HERINADOVE AND FOR THE TRANSACTION TAKING PLACE AT THE TIME OF THIS SURVEY. THIS SURVEY PLAT IS NOT TO BE USED IN CONNECTION WITH ANY FUTURE TRANSACTIONS WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE UNDERSIGNED SURVEYOR AND THE UNDERSIGNED SURVEYOR ACCEPTS NO LIABILITY FOR ANY FUTURE UNAUTHORIZED USE OF THIS SURVEY PLAT.

Olivia

121 Toll Road

*Marshall Sartin*  
Marshall Sartin  
R.P.L.S. # 3694



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SITUATED in the County of GRAYSON, State of Texas, being a part of the H.T. & B.R.R. CO. SURVEY, (also known as the JOT GUNTER SURVEY), Abstract No. 1437, and the RUSSELL TABOR SURVEY, Abstract No. 1219, being all of a 182.82 acre tract of land conveyed by Gunter 121 & Preston Partnership to JFB Gunter/2003, Ltd. by deed dated June 8, 2005, recorded in Volume 3880, Page 858, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows to-wit:

BEGINNING at a found 1/2 inch rebar at the base of a fence corner post at the intersection of a South right-of-way line of F. M. Highway No. 121, with the East line of a 4.567 acre tract of land described in two tracts in deed from Charles A. Spears, et al to Billy D. Harrison, dated July 19, 1963, recorded in Volume 985, Page 526, Deed Records, Grayson County, Texas, said rebar maintaining the most Northerly Northwest corner of said 182.82 acre tract;

THENCE in a Southeasterly and Southwesterly direction with the South and a West right-of-way line of F. M. Highway No. 121, the following calls and distances:

South 86 deg. 15 min. 00 sec. East, a distance of 1375.82 feet to a found 1/2 inch rebar;

With a curve to the right having a radius of 542.98 ft., (chord bears South 42 deg. 50 min. 30 sec. East, 746.26 ft.), a distance of 822.74 feet to a found concrete monument

South 00 deg. 34 min. 00 sec. West, a distance of 857.88 feet to a found 1/2 inch rebar at the base of a fence corner post, said rebar maintaining the Northeast corner of a 3.00 acre tract of land conveyed by the Veterans Land Board of Texas to Barry Scott Jordan by Contract of Sale and Purchase dated December 14, 1994, recorded in Volume 2372, Page 118, Real Property Records, Grayson County, Texas;

THENCE North 89 deg. 30 min. 01 sec. West, with the general line of a fence, a distance of 619.99 feet to a 3 inch pipe fence corner maintaining the Northwest corner of said 3.00 acre tract;

THENCE South 00 deg. 44 min. 44 sec. West, with the general line of a fence, a distance of 350.93 feet to a 3 inch pipe fence corner post maintaining the Southwest corner of said 3.00 acre tract;

THENCE South 89 deg. 29 min. 51 sec. East, with the general line of a fence, a distance of 621.08 feet to a found 1/2 inch rebar at the base of a fence corner post on the West right-of-way line of F. M. Highway No. 121, said rebar maintaining the Southeast corner of said 3.00 acre tract;

THENCE South 00 deg. 34 min. 00 sec. West, with the West right-of-way line of F. M. Highway No. 121, a distance of 492.78 feet to a found 1/2 inch rebar maintaining the Northeast corner of a 2.00 acre tract of land conveyed by Charles Thomas Bowen to Gunter Rual Water Supply Corporation by deed dated March 29, 1995, recorded in Volume 2409, Page 60, Real Property Records, Grayson County, Texas;

THENCE North 89 deg. 26 min. 00 sec. West, along or near a chain link fence, a distance of 270.00 feet to a found 1/2 inch rebar maintaining the Northwest corner of said 2.00 acre tract;

THENCE South 00 deg. 34 min. 00 sec. West, along or near a chain link fence, a distance of 322.67 feet to a found 1/2 inch rebar maintaining the Southwest corner of said 2.00 acre tract;

THENCE South 89 deg. 26 min. 00 sec. East, along or near a chain link fence, a distance of 270.27 feet to a found 1/2 inch rebar maintaining the Southeast corner of said 2.00 acre tract, on the West right-of-way line of said F. M. Highway No. 121;

THENCE in a Southeasterly direction with the West right-of-way line of F. M. Highway No. 121, and with a curve to the left having a radius of 602.94 ft., (chord bears South 09 deg. 21 min. 52 sec. East, 172.39 ft.), a distance of 172.98 feet to a found 1/2 inch rebar maintaining the Northerly corner of a 1.124 acre tract of land conveyed by D. H. Mackaman, et ux to the County of Grayson by deed dated 1989, recorded in Volume 2020, Page 469, Real Property Records, Grayson County, Texas, at the intersection of highway right-of-way line with the East line of said H.T. & B.R.R. CO. Survey, the West line of the Thomas H. Dugan Survey, Abstract No. 333;

THENCE South 00 deg. 34 min. 00 sec. West, with the East line of said H.T. & B.R.R. CO. Survey, the West line of both said Dugan Survey, and 1.124 acre tract, entering a public road known as Block Road, and continuing with the center of said Block Road for a total distance of 386.39 feet to a found railroad spike in the center of said road, said spike maintaining the Southeast corner of said H.T. & B.R.R. SURVEY CO. Survey, the Southwest corner of both said Dugan Survey, and 1.124 acre tract, the Northwest corner of the John Cochran Survey, Abstract No. 214, the Northwest corner of a 36.43 acre tract of land conveyed by Robert Monroe May to Paula Jane House, et al by deed dated October 29, 1993, recorded in Volume 2303, Page 492, Real Property Records, Grayson County, Texas, the Northeast corner of a 57.79 acre tract of land described in Tract One in deed from Barbara Randle, et al to Lucille Block May, dated December 31, 1985, recorded in Volume 1588, Page 507, Deed Records, Grayson County, Texas, the Northeast corner of said Tabor Survey;

THENCE South 89 deg. 49 min. 31 sec. West, with the South line of said H.T. & B.R.R. Co. Survey, the North line of said Tabor Survey, a distance of 270.05 feet to a found 1/2 inch rebar maintaining the most Northerly Northwest corner of said 57.79 acre tract;

THENCE South 00 deg. 05 min. 50 sec. West, a distance of 1144.64 feet to a found 1/2 inch square tube at the base of a fence corner post, said tube maintaining an ell corner of said 57.79 acre tract;

THENCE North 89 deg. 28 min. 46 sec. West, with the general line of a fence, a North line of said 57.79 acre tract, a distance of 1996.20 feet to a found 1/2 inch rebar at the base of a fence corner post, said rebar maintaining the Southeast corner of a 100 acre tract of land described in First Tract in deed from Bena Rasco, et al to Monroe U. May, dated January 4, 1956, recorded in Volume 828, Page 305, Deed Records, Grayson County, Texas, the most Westerly Northwest corner of said 57.79 acre tract;

THENCE North 00 deg. 02 min. 04 sec. East, with the general line of a fence, the East line of said 100 acre tract, passing the North line of said Tabor Survey, the South line of said H.T. & B.R.R. CO. Survey, and continuing for a total distance of 2053.15 feet to a found 1/2 inch rebar in the center of an abandoned public road, and on the South line of a 19.821 acre tract of land conveyed by the Veteran's Land Board of Texas to Royce E. Owen by deed dated March 17, 1970, recorded in Volume 1157, Page 09, Deed Records, Grayson County, Texas, said rebar maintaining the Northeast corner of said May 100 acre tract;

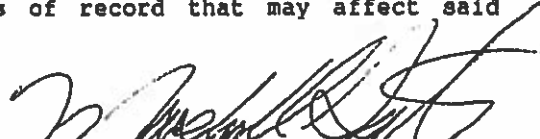
THENCE South 89 deg. 27 min. 22 sec. East, with the center of said abandoned road, the South line of said 19.821 acre tract, a distance of 505.97 feet to a found 1/2 inch rebar maintaining the Southeast corner of said 19.821 acre tract;

THENCE North 01 deg. 27 min. 42 sec. East, with the general line of a fence, the East line of said 19.821 acre tract, passing its Northeast corner, and continuing passing the Southeast corner of a 20.21 acre tract of land described in Tract Two in deed from Shannon D. Childre to Dale Childre, dated June 8, 2004, recorded in Volume 3731, Page 278, Official Public Records, Grayson County, Texas, and continuing with the East line of said 20.21 acre tract for a total distance of 1725.46 feet to a found 1/2 inch rebar at the base of a fence corner post, maintaining the Northeast corner of said 20.21 acre tract;

THENCE North 86 deg. 24 min. 15 sec. West, with the general line of a fence, the most Northerly North line of said 20.21 acre tract, a distance of 302.22 feet to a 6 inch Bois d' arc corner post maintaining the Southeast corner of the above mentioned Harrison 4.567 acre tract;

THENCE North 13 deg. 35 min. 57 sec. East, with the general line of a fence, the East line of said 4.567 acre tract, a distance of 568.89 feet to the PLACE OF BEGINNING, and containing 182.82 ACRES OF LAND more or less.....

I, Marshall Sartin, Registered Professional Land Surveyor, hereby certify that a survey of the property legally described hereon was made on the ground on the 22 nd day of June, 2007 and that this survey substantially complies with the current Minimum Standards for Professional Land Surveyors as adopted by the Texas Board of Professional Land Surveying, and is subject to all easements of record that may affect said property.

  
Marshall Sartin, R.P.L.S. 3694

