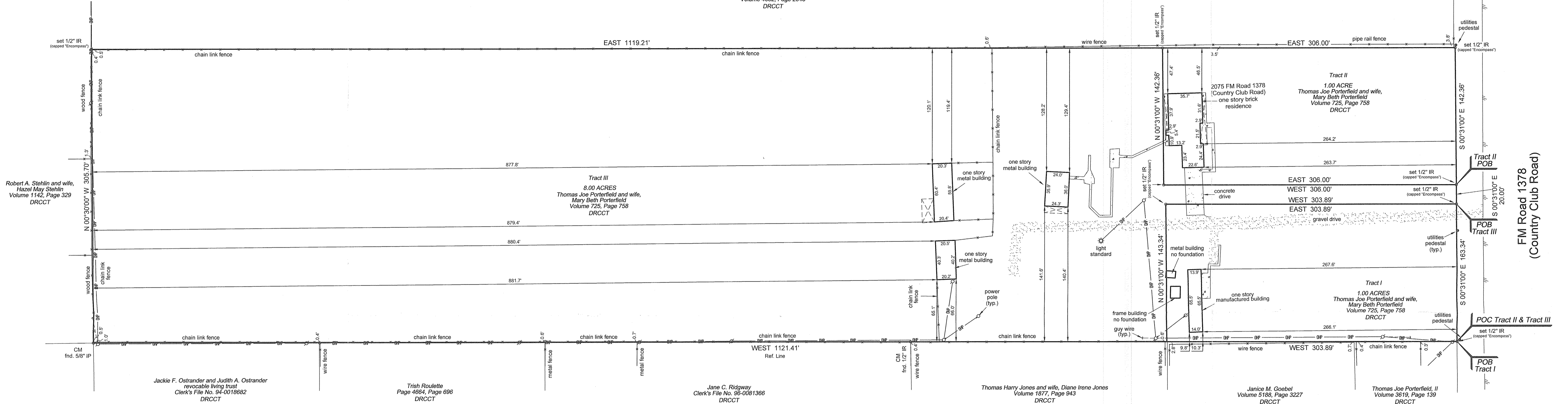


Daniel Esqueda, Jr. and wife,  
Lucinda S. Esqueda  
Volume 4682, Page 2043  
DRCCCT



**Tract I**

Situated in the State of Texas and the County of Collin, being part of the James Grayum Survey, Abstract No. 354, being part of a called 10.00 acre tract of land conveyed to Thomas Joe Porterfield and wife, Mary Beth Porterfield by deed recorded in Volume 725, Page 758 of the Deed Records of Collin County, Texas and these premises being more particularly described as follows:

Beginning at a 1/2 inch iron rod set in the west right-of-way line of FM Road 1378, marking the northeast corner of a tract of land conveyed to Thomas Joe Porterfield, II by deed recorded in Volume 3619, Page 139 of the Deed Records of Collin County, Texas and the southeast corner of said premises;

Thence with the north line of said Porterfield, II tract, the north line of a tract of land conveyed to Janice M. Goebel by deed recorded in Volume 5188, Page 3227 of the Deed Records of Collin County, Texas, the north line of a tract of land conveyed to Thomas Harry Jones and wife, Diane Irene Jones by deed recorded in Volume 1877, Page 943 of the Deed Records of Collin County, Texas and the south line of said premises, West, 303.89 feet to a 1/2 inch iron rod set marking the southwest corner of said premises;

Thence with the west line of said premises, North 00°31'00" West, 143.34 feet to a 1/2 inch iron rod set marking the northwest corner of said premises;

Thence with the north line of said premises, East, 303.89 feet to a 1/2 inch iron rod set in said west right-of-way line, marking the northeast corner of said premises;

Thence with said west right-of-way line and the east line of said premises, South 00°31'00" East, 143.34 feet to the Point of Beginning and containing 1.00 acre of land, more or less.

**Tract II**

Situated in the State of Texas and the County of Collin, being part of the James Grayum Survey, Abstract No. 354, being part of a called 10.00 acre tract of land conveyed to Thomas Joe Porterfield and wife, Mary Beth Porterfield by deed recorded in Volume 725, Page 758 of the Deed Records of Collin County, Texas and these premises being more particularly described as follows:

Commencing at a 1/2 inch iron rod set in the west right-of-way line of FM Road 1378, marking the northeast corner of a tract of land conveyed to Thomas Joe Porterfield, II by deed recorded in Volume 3619, Page 139 of the Deed Records of Collin County, Texas and the southeast corner of said 10.00 acre tract;

Thence North 00°31'00" West, 163.34 feet to a 1/2 inch iron rod set marking the southeast corner of said premises and the Point of Beginning;

Thence with the south line of said premises, West, 306.00 feet to a 1/2 inch iron rod set marking the southwest corner of said premises;

Thence with the west line of said premises, North 00°31'00" West, 142.36 feet to a 1/2 inch iron rod set in the south line of a tract of land conveyed to Daniel Esqueda, Jr. and wife, Lucinda S. Esqueda by deed recorded in Volume 4682, Page 2043 of the Deed Records of Collin County, Texas, marking the northwest corner of said premises;

Thence with the south line of said Esqueda tract and the north line of said premises, 306.00 feet to a 1/2 inch iron rod set in the west right-of-way line of FM Road 1378, marking the southeast corner of said Esqueda tract and the northeast corner of said premises;

Thence with said west right-of-way line and the east line of said premises, South 00°31'00" East, 142.36 feet to the Point of Beginning and containing 1.00 acres of land, more or less.

**Tract III**

Situated in the State of Texas and the County of Collin, being part of the James Grayum Survey, Abstract No. 354, being part of a called 10.00 acre tract of land conveyed to Thomas Joe Porterfield and wife, Mary Beth Porterfield by deed recorded in Volume 725, Page 758 of the Deed Records of Collin County, Texas and these premises being more particularly described as follows:

Commencing at a 1/2 inch iron rod set in the west right-of-way line of FM Road 1378, marking the northeast corner of a tract of land conveyed to Thomas Joe Porterfield, II by deed recorded in Volume 3619, Page 139 of the Deed Records of Collin County, Texas and the southeast corner of said 10.00 acre tract;

Thence North 00°31'00" West, 134.34 feet to a 1/2 inch iron rod set marking the most easterly southeast corner of said premises and the Point of Beginning;

Thence with the south line of said premises, West, 303.89 feet to a 1/2 inch iron rod set marking an ell corner of said premises;

Thence with the east line of said premises, South 00°31'00" West, 143.34 feet to a 1/2 inch iron rod set in the north line of a tract of land conveyed to Thomas Harry Jones and wife, Diane Irene Jones by deed recorded in Volume 1877, Page 943 of the Deed Records of Collin County, Texas, marking the most southerly southeast corner of said premises;

Thence with the north line of said Jones tract, the north line of a tract of land conveyed to Jane C. Ridgway by deed recorded in Clerk's File No. 96-0081366 of the Deed Records of Collin County, Texas, the north line of a tract of land conveyed to Trish Roulette by deed recorded in Volume 4684, Page 696 of the Deed Records of Collin County, Texas, the north line of a tract of land conveyed to the Jackie F. Ostrander and Judith A. Ostrander, revocable living trust by deed recorded in Clerk's File No. 94-0018682 of the Deed Records of Collin County, Texas and the south line of said premises, West, 1121.41 feet to a 5/8 inch iron pipe found in the east line of a tract of land conveyed to Robert A. Stehlin and wife, Hazel May Stehlin by deed recorded in Volume 1142, Page 329 of the Deed Records of Collin County, Texas, marking the northwest corner of said Ostrander tract and the southwest corner of said premises;

Thence with the east line of said Stehlin tract and the west line of said premises, North 00°30'00" West, 305.70 feet to a 1/2 inch iron rod set, marking the southwest corner of a tract of land conveyed to Daniel Esqueda, Jr. and wife, Lucinda S. Esqueda by deed recorded in Volume 4682, Page 2043 of the Deed Records of Collin County, Texas and the northwest corner of said premises;

Thence with the south line of said Esqueda tract and the north line of said premises, East 1119.21 feet to a 1/2 inch iron rod set marking the most northerly northeast corner of said premises;

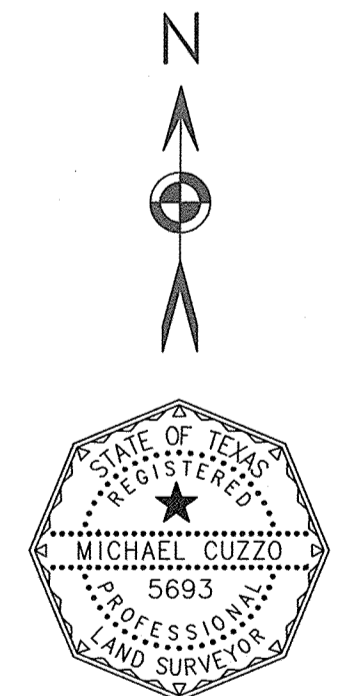
Thence with the east line of said premises, South 00°31'00" East, 142.36 feet to a 1/2 inch iron rod set marking an ell corner of said premises;

Thence with the north line of said premises, East, 306.00 feet to a 1/2 inch iron rod set in the west right-of-way line of FM Road 1378, marking the most easterly northeast corner of said premises;

Thence with said west right-of-way line and the east line of said premises, South 00°31'00" East, 20.00 feet to the Point of Beginning and containing 8.00 acres of land, more or less.

**Notes:**

All bearings and distances are deed and actual unless otherwise noted.  
The basis of bearing is the deed call for the line noted above as the "Ref Line"  
"CM" indicates a controlling monument.  
The subject property does not appear to lie in a flood hazard area as shown on FIRM Panel 48085C0455 G, dated January 19, 1996. Property is in Zone X.  
This survey does not represent a subdivision of the land.  
This survey was performed for bank financing only.



I, Michael Cuzzo, Texas Registered Professional Land Surveyor Number 5693, do hereby declare that on this date a survey was made on the ground under my direction of the tract of land described above. All corners are as shown hereon. There are no visible and apparent encroachments or protrusions except as shown. This survey is not to be used for construction purposes and is for the exclusive use of the buyer, seller, and title company named hereon. The surveyor relied on the title commitment issued under the G# Number shown hereon, and the easements, rights-of-way, and other locatable matters of record of which surveyor has been advised are shown hereon.

*Michael Cuzzo*  
Michael Cuzzo, Texas Registered Professional Land Surveyor Number 5693

	9.00 ACRE TRACT AND 1.00 ACRE TRACT JAMES GRAYUM SURVEY ABSTRACT NO. 354 COLLIN	
	Buyer: Dave Bevins and wife, Lidonna Bevins Seller/Owner: Thomas Joe Porterfield and wife, Mary Beth Porterfield Title Co: Reason Title OF # 109001522	
2720 North Stemmons Freeway Suite 900 Dallas, Texas 75207 214-540-8518 fax 214-540-6991	scale: 1"=50' 10/13/05	drawn: JT chkd: MC rev no