

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

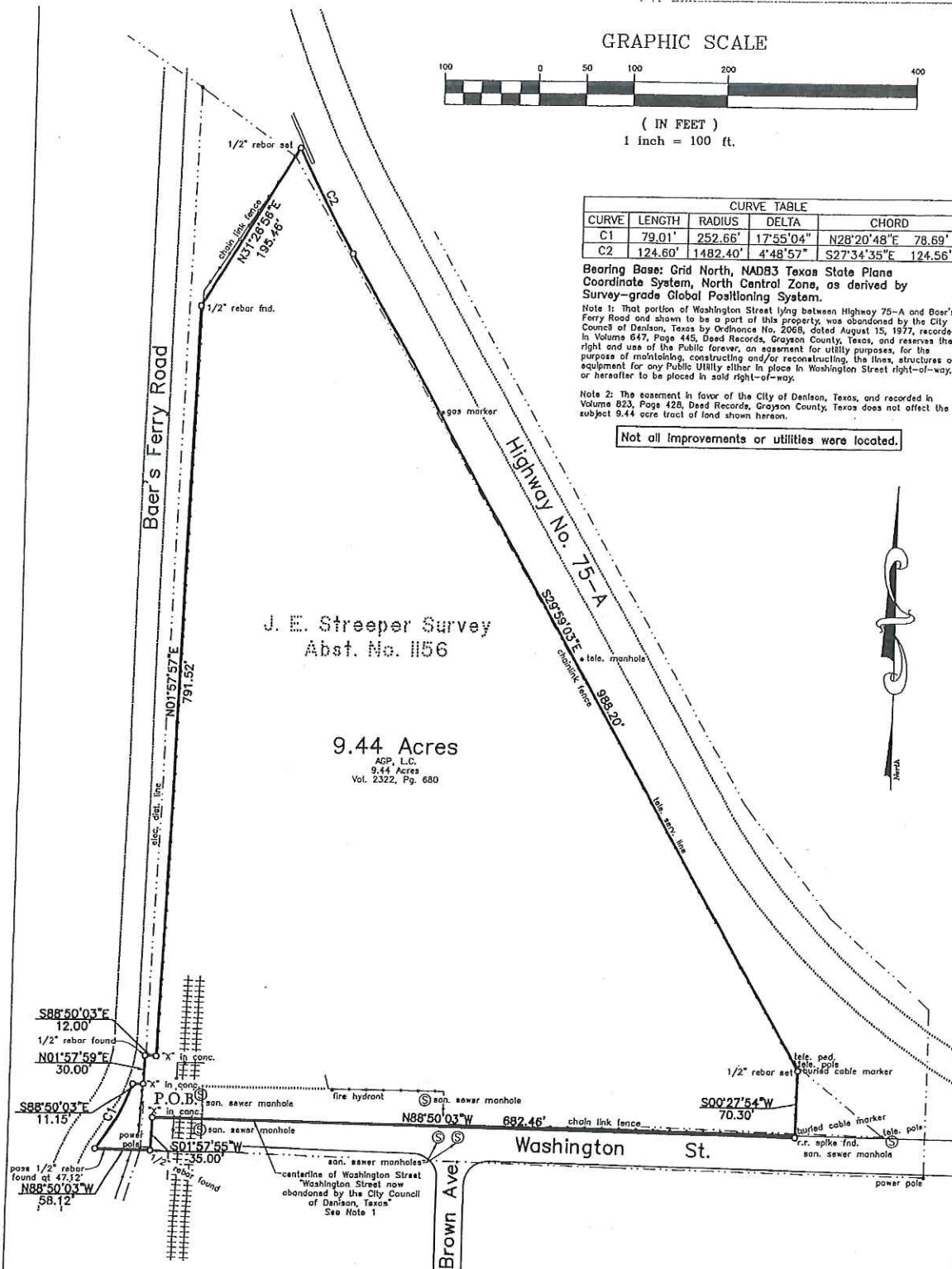
CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	79.01'	252.66'	17°55'04"	N28°20'48"E 78.69'
C2	124.60'	1482.40'	4°48'57"	S27°34'35"E 124.56'

Bearing Base: Grid North, NAD83 Texas State Plane Coordinate System, North Central Zone, as derived by Survey-grade Global Positioning System.

Note 1: That portion of Washington Street lying between Highway 75-A and Baer's Ferry Road and shown to be a part of this property, was abandoned by the City Council of Denison, Texas by Ordinance No. 2065, dated August 15, 1977, recorded in Volume 647, Page 445, Deed Records, Grayson County, Texas, and reserves the right and use of the Public forever, an easement for utility purposes, for the purpose of maintaining, constructing and/or reconstructing, the lines, structures or equipment for any Public Utility either in place in Washington Street right-of-way, or hereafter to be placed in said right-of-way.

Note 2: The easement in favor of the City of Denison, Texas, and recorded in Volume 823, Page 428, Deed Records, Grayson County, Texas does not affect the subject 9.44 acre tract of land shown hereon.

Not all improvements or utilities were located.



This survey is for the sole benefit of the transaction by and between: AGP L.C. (owner), Armd Parvez & Sharmeen Parvez (buyers) and Chapin Title Co. and is null and void for any other transaction. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

Owner: AGP L.C.

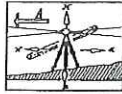
Buyer: Armd Parvez & Sharmeen Parvez

Helvey & Associates Surveying, Inc.
222 W. Main St.
Denison, Texas 75020
Ph (903) 463-6191 Fax (903) 463-4088

I, Billy F. Helvey, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove under my personal and direct supervision, that visible and observable evidence of easements or rights-of-way that were detected during the course of this survey are shown hereon, that the plat substantially complies with the Current Minimum Standards for Professional Land Surveyors, as adopted by the Texas Board of Professional Land Surveying and is a true and correct representation of the property shown hereon.

The subject property shown hereon does not lie within the limits of any designated 100-year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0070 E, Revised Date: July 17, 1995.

Billy F. Helvey, R. P. L. S. No. 4488
Copyright Date: August 11, 2009



Boundary Surveys - Topographic Surveys - Sub-Divisions
Residential - Commercial - Oil Well Site Locations
Construction Staking

Helvey And Associates Surveying, Inc.

222 WEST MAIN STREET, DENISON, TEXAS 75020 PHONE (903)463-6191 FAX (903)463-4088

9.44 Acres

SITUATED in the County of Grayson, State of Texas, and being a part of the J. E. Streeper Survey, Abstract No. 1156, and being the same 9.44 ac. tract of land conveyed to AGP L.C. by AG Processing, Inc. by Special Warranty Deed dated February 8, 1994 and recorded in Volume 2322, Page 680, Real Property Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at an "X" in concrete found at the intersection of the centerline of Washington Street (now abandoned) with the East line of Baer's Ferry Road, extended, at an Ell corner of said AGP 9.44 ac.;

THENCE South 01 deg. 57 min. 55 sec. West, with the East line of said Baer's Ferry Road, extended, a distance of 35.00 ft. to a 1/2 inch rebar found at the most Southerly Southeast corner of said AGP 9.44 ac.;

THENCE North 88 deg. 50 min. 03 sec. West, with a South line of said AGP 9.44 ac., a distance of 58.12 ft. to a point at the Southwest corner of said AGP 9.44 ac.;

THENCE Northeasterly, with the East line of said Baer's Ferry Road and with a non-tangent curve to the left having a radius of 252.66 ft. and a central angle of 17 deg. 55 min. 04 sec. (chord bears North 28 deg. 20 min. 48 sec. East, 78.69 ft.), an arc distance of 79.01 ft. to a point at the end of said curve, at the most Westerly Northwest corner of said AGP 9.44 ac.;

THENCE South 88 deg. 50 min. 03 sec. East, continuing with the East line of said Baer's Ferry Road, a distance of 11.15 ft. to an "X" in concrete found at an Ell corner of said AGP 9.44 ac.;

THENCE North 01 deg. 57 min. 59 sec. East, continuing with the East line of said Baer's Ferry Road, a distance of 30.00 ft. to a 1/2 inch rebar found at the middle Northwest corner of said AGP 9.44 ac.;

THENCE South 88 deg. 50 min. 03 sec. East, continuing with the East line of said Baer's Ferry Road, a distance of 12.00 ft. to an "X" in concrete found at an Ell corner of said AGP 9.44 ac., in the East line of said Baer's Ferry Road;

THENCE North 01 deg. 57 min. 57 sec. East, continuing with the East line of said Baer's Ferry Road and with the West line of said AGP 9.44 ac., a distance of 791.52 ft. to a 1/2 inch rebar found at the most Northerly Northwest corner of said AGP 9.44 ac.;

THENCE North 31 deg. 26 min. 56 sec. East, with the North line of said AGP 9.44 ac., a distance of 195.46 ft. to a 1/2 inch rebar set in the West right-of-way line of U. S. Highway 75-A, at the most Northerly Northeast corner of said AGP 9.44 ac.;

THENCE Southeasterly, with the East line of said AGP 9.44 ac. and the West right-of-way line of said highway and with a non-tangent curve to the left having a radius of 1,482.40 ft. and a central angle of 04 deg. 48 min. 57 sec. (chord bears South 27 deg. 34 min. 35 sec. East, 124.56 ft.), an arc distance of 124.60 ft. to a point at the end of said curve;

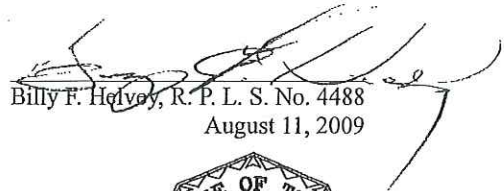
THENCE South 29 deg. 59 min. 03 sec. East, continuing with the East line of said AGP 9.44 ac. and the West right-of-way line of said highway, a distance of 988.20 ft. to a 1/2 inch rebar set at the most Easterly Northeast corner of said AGP 9.44 ac.;

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THENCE South 00 deg. 27 min. 54 sec. West, continuing with the East line of said AGP 9.44 ac. and the West right-of-way line of said highway, a distance of 70.30 ft. to a railroad spike found in the pavement of said Washington Street, at the most Easterly Southeast corner of said AGP 9.44 ac.;

THENCE North 88 deg. 50 min. 03 sec. West, with a South line of said AGP 9.44 ac. and the West right-of-way line of said highway, a distance of 682.46 ft. to the **PLACE OF BEGINNING** and containing **9.44 ACRES** of land.


Billy F. Helvey, R. P. L. S. No. 4488

August 11, 2009

