

Jun. 2. 2008 5:17PM

No. 0521 - P. 3

THIS IS TO CERTIFY: that this plat correctly reflects the results of a survey made on the ground covering all that certain tract of parcel of land being a part of the DAVID LOONEY HEADRIGHT SURVEY, Abstract No. 347, Bowie County, Texas, a part of Tract 5 as conveyed by Dorothy Milton Young to Lindsey-Young Ranches, Inc., by Deed recorded in Volume 1403, Page 188 of the Real Property Records of Bowie County, Texas, and the subject tract of land being more particularly described by metes and bounds as follows:

COMMENCING at an iron pin for corner on the West right-of-way line of Texas State Highway No. 98, same being 2330 feet North of the South boundary line of the above mentioned Looney Headright Survey, Abstract No. 347, same being the Northeast corner of a 35.215 acre tract of land conveyed by Lindsey-Young Ranches, Inc., to Joe E. Copeland, Jr., and wife, Sandra Lynn Copeland by Deed recorded in Volume 2280, Page 328 of the Real Property Records of Bowie County, Texas, same being 100.00 feet at right angles from the centerline of said Texas State Highway No. 98;

THENCE: Westward, with a fence line the following courses: N 88°59'45" W, 398.69 feet to a 1/2" square pipe found for corner; and N 88°19'04" W, 379.58 feet to an iron pin for corner and being the POINT OF BEGINNING for the herein described tract of land;

THENCE: N 88°08'55" W, 218.50 feet to an iron pin for corner;

THENCE: N 88°32'42" W, 162.67 feet to a point and N 88°34'06" W, 594.53 feet to a 1/2" iron pin set for corner at a fence line;

THENCE: N 00°15'42" E, 238.35 feet to a 1/2" iron pin set for corner;

THENCE: N 45°52'17" E, 918.11 feet to a 1/2" iron pin set for corner in the centerline of a 80 foot road right-of-way known as Lindsey Lane;

THENCE: S 43°07'43" E, 425.93 feet with the centerline of Lindsey Lane to a 1/2" iron pin set for corner at the beginning of a curve to the left having a radius of 616.97 feet;

THENCE: Southwesterly, with said curve and with the centerline of Lindsey Lane for a distance of 248.91 feet through a central angle of 23°06'55" to a 1/2" iron pin set for corner;

THENCE: S 23°45'18" W, 467.62 feet to the POINT OF BEGINNING and containing 14.78 acres of land, more or less. Subject to rights vested to others for in the road known as Lindsey Lane as located across the Northerly 30 feet of this tract of land.

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO THE TITLE COMPANY: The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that any discrepancies, conflict, shortages in area, boundary line conflicts, encroachments or improvements, apparent or visible easements or rights-of-way are as shown hereon and/or described herein as best can be determined by the documents provided and as per on the ground survey, and that said property appears to have access to and from a dedicated roadway.



JOHNNY E. PLUNK, JR.
REGISTERED PROFESSIONAL
LAND SURVEYOR
TEXAS NO. 5080

SURVEY FOR DOROTHY YOUNG, SIMMS, TEXAS

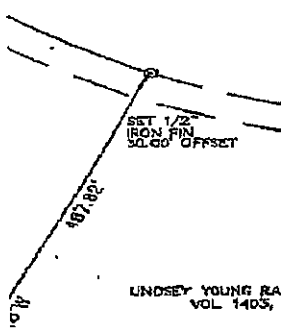
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PRECISION LAND
SURVEYING
P.O. BOX 244

14.78 ACRES
DAVID LOONEY HRS., A-
BOWIE COUNTY, TEXAS

OF LINDSEY
80' R.O.W.)

23°06'55"
616.97'
248.91'



LINDSEY YOUNG RANCHES INC.
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LOT 5
11.941 ACRES±
520164 SQ. FT.

LOT 2
7.554 ACRES±
329280 SQ. FT.

LOT 1
6.351 ACRES±
276644 SQ. FT.

GARY L. SMATREY ET UX
680454-625
D.R. BOWIE CO., TX

JIMMIE MADE KEMPER JR. ET UX
300422-2
R.P.R. BOWIE CO., TX

JOE E. CORTELL AND ET UX
300422-2
R.P.R. BOWIE CO., TX

TEXAS STATE HIGHWAY

