TO ALL PARTIES INTERESTED IN PREMISES SURVEYED

The location of underground utilities if shown hereon are based on aboveground structures and record drawings provided to the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities may be encountered. No excavations were made during the progress of this survey to locate buried utilities. Call 1-800-344-8377.

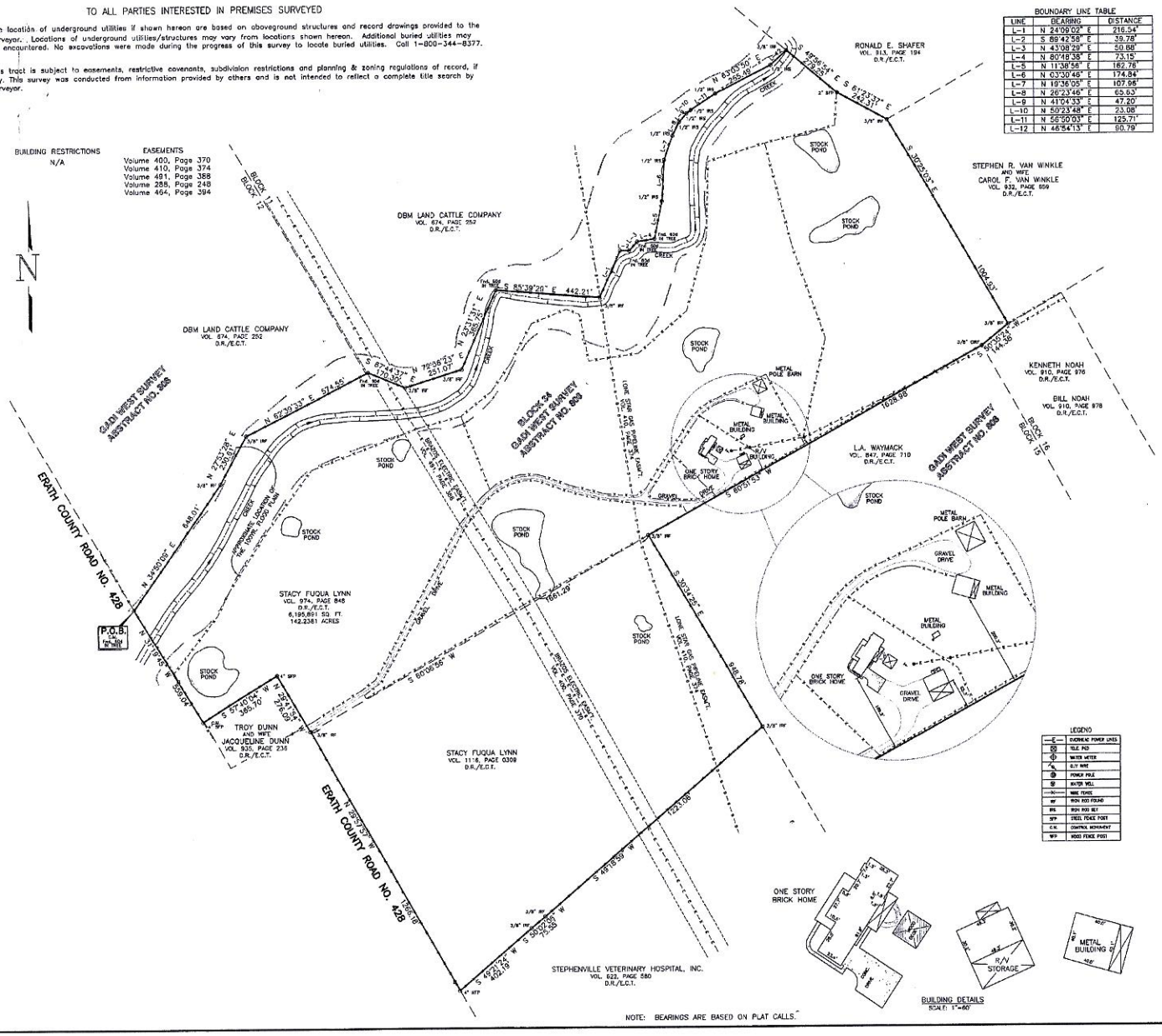
This tract is subject to easements, restrictive covenants, subdivision restrictions and planning & zoning regulations of record, if any. This survey was conducted from information provided by others and is not intended to reflect a complete title search by Surveyor.

BUILDING RESTRICTIONS
N/A

EASEMENTS
Volume 400, Page 370
Volume 410, Page 374
Volume 481, Page 388
Volume 288, Page 248
Volume 464, Page 394

BOUNDARY LINE TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L-1 | N 24°09'02" E | 216.54' |
| L-2 | S 89°42'58" E | 39.78' |
| L-3 | N 43°08'29" E | 50.88' |
| L-4 | N 80°48'38" E | 73.15' |
| L-5 | N 11°38'56" E | 162.76' |
| L-6 | N 03°30'46" E | 174.84' |
| L-7 | N 19°36'05" E | 107.96' |
| L-8 | N 26°23'46" E | 65.63' |
| L-9 | N 41°04'33" E | 47.20' |
| L-10 | N 50°23'48" E | 23.08' |
| L-11 | N 56°50'03" E | 125.71' |
| L-12 | N 46°54'13" E | 90.79' |




NOTE: BEARINGS ARE BASED ON PLAT CALLS.

LEGEND

| | |
|---|---|
| —E— | OVERHEAD POWER LINES |
| TD | TILE PED |
| WM | WATER METER |
| R/V | R/V WPF |
| PP | POWER POLE |
| W | WATER WELL |
| —W— | WIRE FENCE |
| IRF | IRON ROD FOUND |
| IRS | IRON ROD SET |
| SFP | STEEL FENCE POST |
| C.M. | CONTROL MONUMENT |
| WFP | WOOD FENCE POST |

FILED NOTES:

BEING a 99.8430 acre tract situated in Block 34 of the Gadi West Survey, Abstract No.808, Erath County, Texas, as described in deed to Stacy Fuqua Lynn, recorded in Volume 974, Page 846, of the Deed Records of Erath County, Texas, and being a certain call 42.38 acre tract of land situated in Block 34 of the Gadi West Survey, Abstract No. 808, Erath County, Texas, as described in deed to Stacy Fuqua Lynn, recorded in Volume 1116, Page 0309, of the Deed Records of Erath County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 60d nail found in a tree for the most northwesterly corner of said Lynn tract, being the most southwesterly corner of a tract of land described in deed to DBM Land Cattle Company, recorded in Volume 674, Page 252, of the Deed Records of Erath County, Texas, and being in the easterly line of Erath County Road No. 428;

THENCE N. 34°50'09" E., generally along a fence line with the northerly line of said Lynn tract, and the southerly line of said DBM tract for a distance of 648.01 feet to a 3/8 inch iron rod found;

THENCE generally along a fence line with the northerly line of said Lynn tract, and the southerly line of said DBM tract the following calls:

THENCE N. 27°53'28" E., for a distance of 230.61 feet to a 3/8 inch iron rod found;

THENCE N. 62°39'33" E., for a distance of 574.55 feet to a 60d nail found;

THENCE S. 87°44'37" E., for a distance of 170.30 feet to a 3/8 inch iron rod found;

THENCE N. 72°36'23" E., for a distance of 251.07 feet to a 3/8 inch iron rod found;

THENCE N. 23°31'31" E., for a distance of 365.75 feet to a 60d nail found;

THENCE S. 85°39'29" E., for a distance of 442.21 feet to a 3/8 inch iron rod found;

THENCE N. 24°09'02" E., for a distance of 216.54 feet to a 60d nail found;

THENCE S. 89°42'58" E., for a distance of 39.78 feet to a 60d nail found;

THENCE N. 43°08'29" E., for a distance of 50.88 feet to a 60d nail found;

THENCE N. 80°48'38" E., for a distance of 73.15 feet to a 60d nail found;

THENCE N. 11°38'56" E., for a distance of 162.76 feet to a 1/2 inch iron rod set;

THENCE N. 03°30'46" E., for a distance of 174.84 feet to a 1/2 inch iron rod set;

THENCE N. 19°36'05" E., for a distance of 107.96 feet to a 1/2 inch iron rod set;

THENCE N. 26°23'46" E., for a distance of 65.63 feet to a 1/2 inch iron rod set;

THENCE N. 41°04'33" E., for a distance of 47.20 feet to a 1/2 inch iron rod set;

THENCE N. 50°23'48" E., for a distance of 23.08 feet to a 1/2 inch iron rod set;

THENCE N. 56°50'03" E., for a distance of 125.71 feet to a 1/2 inch iron rod set;

THENCE N. 63°03'50" E., for a distance of 285.49 feet to a 1/2 inch iron rod set;

THENCE N. 46°54'13" E., for a distance of 90.78 feet to a 3/8 inch iron rod found in the the west line of said Lynn tract, being in the west line of a tract of land described in deed to Ronald E. Shafer, recorded in Volume 913, Page 194, of the Deed Records of Erath County, Texas;

THENCE S. 49°56'54" E., with the east line of said Lynn tract with the west line of said Shafer tract, for a distance of 279.25 feet to a 2 inch steel fence post;

THENCE S. 61°23'37" E., with the east line of said Lynn tract with the west line of said Shafer tract, for a distance of 242.31 feet to a 3/8 inch iron rod found at the southwest corner of said Shafer tract, being the northwest corner of a tract of land described in deed to Stephen R. Van Winkle and wife, Carol F. Van Winkle, recorded in Volume 932, Page 659, of the Deed Records of Erath county, Texas;

THENCE S. 30°25'03" E., with the east line of said Lynn tract, with the west line of said Van Winkle tract, for a distance of 1004.93 feet to a 3/8 inch iron found for the most southeasterly corner of said Lynn tract, being the southwest corner of said Van Winkle tract, and being in the north line of a tract of land described in deed to Kenneth Noah, recorded in Volume 910, Page 976, and Bill Noah, recorded in Volume 910, Page 978, of the Deed Records of Erath County, Texas;

THENCE S. 60°35'24" W., with the south line of said Lynn tract, with the north line of said Noah tract, for a distance of 144.38 feet to a 3/8 inch iron rod with cap found for the northwest corner of said Noah tract, being the northeast corner of a tract of land described in deed to L.A. Waymack, recorded in Volume 847, Page 710, of the Deed Records of Erath County, Texas;

THENCE S. 60°51'53" W., with the south line of said Lynn tract, with the north line of said Waymack tract, for a distance of 1628.98 feet to a 3/8 inch iron rod found for the northwest corner of said Waymack tract, being the northeast corner of said Lynn 42.38 acre tract;

THENCE S. 30°34'25" E., with the east line of said Lynn 42.38 acre tract, with the west line of said Waymack tract, for a distance of 948.78 feet to a 3/8 inch iron rod found, for the southeast corner of said Lynn 42.38 acre tract, and being the northeast corner of a tract of land described in deed to Stephenville Veterinary Hospital, Inc. recorded in Volume 622, Page 580, of the Deed Records of Erath County, Texas;

THENCE S. 60°18'30" W., with the south line of said Lynn 42.38 acre tract and the north line of said Hospital tract, for a distance of 1223.08 feet to a 3/8 inch iron rod found;

THENCE S. 50°02'06" W., with the south line of said 42.38 acre Lynn tract with the north line of said Hospital tract for a distance of 75.55 feet to a 3/8 inch iron rod found;

THENCE S. 49°21'24" W., with the south line of said 42.38 acre Lynn tract with the north line of said Hospital tract for a distance of 402.19 feet to a 4 inch wood fence post found for the southwest corner of said 42.38 acre Lynn tract, and being the northeast corner of said Hospital tract, being in the east line of said Erath County Road No. 428;

THENCE N. 29°57'57" W., with the west line of said 42.38 acre Lynn tract for a distance of 1298.18 feet to a 3/8 inch iron rod found for the northwest corner of said 42.38 acre Lynn tract, with the east line of said Erath County Road No. 428, being in the south line of said Lynn tract, and being the southeast corner of a tract of land described in deed to Troy Dunn and wife Jacqueline Dunn, recorded in Volume 935, Page 236, of the Deed Records of Erath County, Texas;

THENCE N. 26°41'54" W., with a west line of said Lynn tract, with the east line of said Dunn tract, for a distance of 276.09 feet to a 4 inch steel fence post, being the northwest corner of said Dunn tract;

THENCE S. 57°40'04" W., with a south line of said Lynn tract, with the north line of said Dunn tract, for a distance of 388.70 feet to a 4 inch steel fence post found for the northwest corner of said Dunn tract, being in the east line of said Erath County Road No. 428;

THENCE N. 31°19'45" W., with a west line of said Lynn tract, with the east line of said Erath County Road No. 428, for a distance of 556.94 feet to the Point of Beginning and containing 6,195,891 square feet or 142.2361 acres of land more or less.

I Larry Turman, Registered Professional Land Surveyor, do declare to MICHAEL BROWN and LOYDENE BROWN, that an actual survey was made on the ground under my supervision of the property located on CR No. 428 during the month of August, 2006 and that there are no conflicts, overlapping of improvements, visible easements or right-of-ways except as shown hereon, and that said property has dedicated access to and from a dedicated road except as shown hereon. This Survey is the property of Larry Turman & Associates, Inc. and is valid only when executed with red ink.

FLOOD NOTE: I hereby declare that a portion of the property described herein is within a special flood hazard area as identified by the Federal Insurance Administration and the Department of Housing and Urban Development, according to the Federal Insurance Administration Flood Hazard Boundary Map effective on 12/07/1977 for the Panel No. 480218 0008 A. All Flood lines are estimated or scaled from FEMA maps unless otherwise noted.

By: _____
Larry Turman & Associates, Inc.
P. O. Box 1590
Granbury, Texas 76048-1590
OFFICE 817/576-8854 FAX 817/579-5850

STATE OF TEXAS
LARRY TURMAN
1740
REGISTERED PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 200'
DATE: 08/01/2006
GF. No.: 20060742
JOB NO. 260375
DRAFTED BY RGL