

SSC

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**EDWARD HUGHART SURVEY, ABSTRACT NO. 338
VAN ZANDT COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION FOR 18.04 ACRES OF LAND

BEING 18.04 acres of land situated in the Edward Hughart Survey, Abstract No. 338, Van Zandt County, Texas, being a part of that certain called 13.04 acre tract of land described in a Warranty Deed, dated March 12, 1986, from Walter H. Davis and wife, Lela Mae Davis to Bennie Bernard Davis, Sr., recorded in Volume 1082, Page 984 of the Real Records of Van Zandt County, Texas, and a part of that certain called 8.99 acre tract of land described in a Warranty Deed, dated March 12, 1986, from Walter H. Davis and wife, Lela Mae Davis to Bennie Bernard Davis, Sr., recorded in Volume 1082, Page 980 of the Real Records of Van Zandt County, Texas. Said 18.04 acre tract of land being more particularly described as follows:

BEGINNING at a point for corner in the lower Southeast line of the above referenced 13.04 acre tract, at the South corner of that certain called 2.00 acre tract described in a Warranty Deed with Vendor's Lien, dated March 30, 2000, from Eugene Gleghorn Enterprises, Inc. to Tommy R. Seigler, Sr., recorded in Volume 1551, Page 352 of the Real Records of Van Zandt County, Texas, being located in the roadway of County Road No. 3705, and being located South 44° 36' 12" West, a distance of 138.17 feet from a 60d nail (found) at the most Southerly East corner of said 13.04 acre tract. From said beginning point a 1/2 inch iron rod with "Stanger" cap (found) for reference bears North 61° 48' 40" West - 20.82 feet;

THENCE: South 44° 36' 12" West, with the lower Southeast line of said 13.04 acre tract, with the lower Southeast line of the above referenced 8.99 acre tract, and with the roadway of County Road No. 3705, a distance of 314.74 feet to a 60d nail (found) for corner at an angle in the lower Southeast line of said 8.99 acre tract;

THENCE: South 44° 25' 04" West, with the lower Southeast line of said 8.99 acre tract and with the roadway of County Road No. 3705, a distance of 153.20 feet to a point for corner at the East corner of a 1.00 acre tract surveyed this same date, from which a 1/2 inch iron rod (set) for reference bears North 43° 45' 18" West - 20.07 feet;

THENCE: North 43° 45' 18" West, across said 8.99 acre tract and with the Northeast line of said 1.00 acre tract, a distance of 601.23 feet to a 1/2 inch iron rod (set) for corner at the North corner of said 1.00 acre tract;

THENCE: South 44° 21' 09" West, across said 8.99 acre tract and with the Northwest line of said 1.00 acre tract, a distance of 144.89 feet to a 1/2 inch iron rod (set) for corner in the Southwest line of said 8.99 acre tract and in the Northeast line of that certain called 8.079 acre tract described in a Warranty Deed with Vendor's Lien from A. Lamar Davis, et ux, to James A. Dey, recorded in Volume 1415, Page 99 of the Real Records of Van Zandt County, Texas;

THENCE: North 43° 44' 38" West, with the Southwest line of said 8.99 acre tract and with the Northeast line of said 8.079 acre tract, a distance of 100.83 feet to a 1/2 inch iron rod (found) for corner at an angle in the Southwest line of said 8.99 acre tract and at an angle in the Northeast line of said 8.079 acre tract;

THENCE: North 43° 56' 42" West, with the Southwest line of said 8.99 acre tract and with the Northeast line of said 8.079 acre tract, passing the North corner of said 8.079

acre tract, continuing with the Southwest line of said 8.99 acre tract and with the Northeast line of that certain called 3.318 acre tract described in a Warranty Deed from A. Lamar Davis, et ux, to Billy G. Glover, et ux, recorded in Volume 1414, Page 725 of the Real Records of Van Zandt County, Texas, in all a total distance of 336.28 feet to a 1/2 inch iron rod (found) for corner at the most Westerly corner of said 8.99 acre tract and at the North corner of said 3.318 acre tract;

THENCE: North 44° 52' 36" East, with the upper Northwest line of said 8.99 acre tract, a distance of 521.46 feet to a 3/8 inch iron rod (found) for corner at the most Northerly corner of same and at the upper West corner of the above mentioned 13.04 acre tract,

THENCE: North 44° 54' 24" East, with the upper Northwest line of said 13.04 acre tract, a distance of 606.11 feet to a 1/2 inch iron rod (found) for corner at the most Northerly corner of same and at an angle corner in the Southwest line of that certain called 24.96 acre tract described in a Contract of Sale and Purchase between the Veterans Land Board of the State of Texas, Ronald Lee Kuykendall and Geraldine Kuykendall, recorded in Volume 1385, Page 10 of the Real Records of Van Zandt County, Texas;

THENCE: South 44° 50' 54" East, with the upper Northeast line of said 13.04 acre tract, a distance of 489.29 feet to a 5/8 inch iron rod (found) for corner at the most Northerly East corner of same;

THENCE: South 44° 52' 46" West, with the upper Southeast line of said 13.04 acre tract, a distance of 399.27 feet to a 1/2 inch iron rod (found) for corner at an interior Ell corner of same and at the North corner of the above mentioned 2.00 acre tract (Vol. 1551, Pg. 352);

THENCE: South 02° 37' 10" West, across said 13.04 acre tract and with the West line of said 2.00 acre tract, a distance of 318.60 feet to a 1/2 inch iron rod with "Stanger" cap (found) for corner at an angle corner of said 2.00 acre tract;

THENCE: South 61° 48' 40" East, across said 13.04 acre tract and with the Southwest line of said 2.00 acre tract, a distance of 344.69 feet back to the **PLACE OF BEGINNING** and containing 18.04 acres of land.

Note: Bearings are based on the record bearing of N 43° 44' 38" W along the monumented Southwest line of the above mentioned 8.99 acre tract, as described in Volume 1082, Page 980 of the Real Records of Van Zandt County, Texas;

Note: See Plat of Survey prepared even date.

I, Mark D. Bryant, Sr., Professional Land Surveyor, do hereby certify that the above description was prepared from an actual survey made on the ground under my supervision during the month of July, 2001.

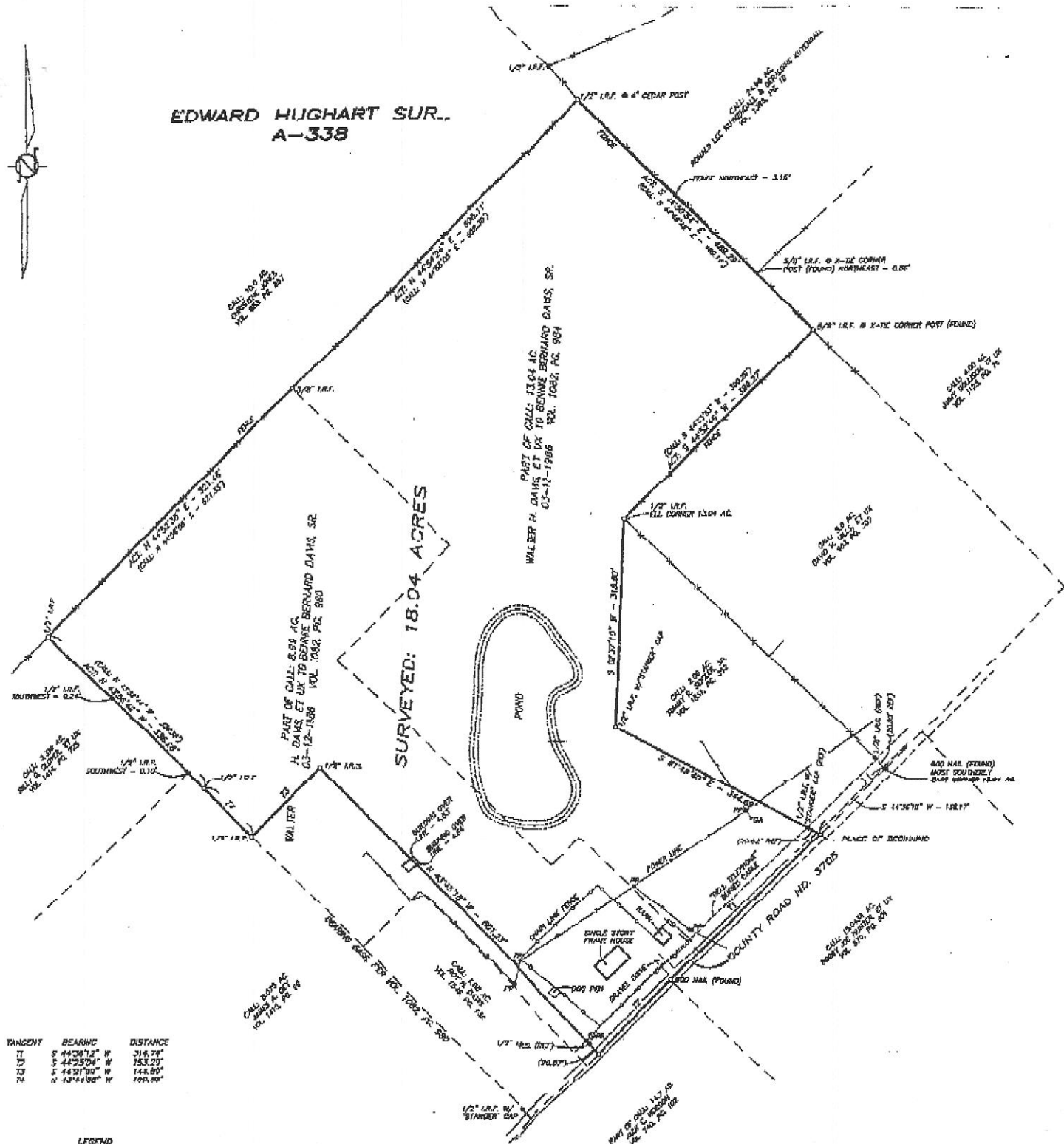
GIVEN UNDER MY HAND AND SEAL, this the 9th day of July, 2001.


Mark D. Bryant, Sr.
Registered Professional Land Surveyor
State of Texas No. 4380



J.N. C01170

Survey completed: 07-06-2001



RESEARCH OF EASEMENTS LIMITED TO THE FOLLOWING, IN CONNECTION WITH C.F. 0101467:
 RIGHT-OF-WAY TO THE STATE OF TEXAS, OF RECORD IN VOL. 518, P.G. 146, D.A.T.E.C.T. (APPEARS NOT TO AFFECT SUBJECT PROPERTY)
 RIGHT-OF-WAY TO THE STATE OF TEXAS, OF RECORD IN VOL. 518, P.G. 149, D.A.T.E.C.T. (APPEARS NOT TO AFFECT SUBJECT PROPERTY)
 RIGHT-OF-WAY TO SOUTH TARRANTER WATER SUPPLY CORP., OF RECORD IN VOL. 1846, P.G. 132, R.W.E.C.T. (BLANKET EASEMENT)
 RIGHT-OF-WAY TO SOUTH TARRANTER WATER SUPPLY CORP., OF RECORD IN VOL. 1846, P.G. 132, D.A.T.E.C.T. (BLANKET EASEMENT)

RECORDS REGISTRATION OF COUNTY ROAD NO. 3708 WAS NOT FOUND BY THE SUPERVISOR

SEE METES AND BOUNDS DESCRIPTION ATTACHED EVEN DATE.

I, MARK D. BRYANT, SR., REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THIS PLAT TO REFLECT AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION DURING THE MONTH OF JULY, 2007.

OWN UNDER BY HAND & SEAL, THIS THE 6TH DAY OF JULY, 1901.

BY Mark D. Bryant, Sr.
MARK D. BRYANT, SR.
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 4380
PLAT VOID IF NOT SIGNED IN RED.



SURVEY COMP/7772: 07-06-2007

PROPERTY ADDRESS
5115 V.P.O.R. RD. 3RD
MILLS POINT, TX 75169

STANGER
SURVEYING COMPANY
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Concord, N. H. 03301
(603) 887-2200