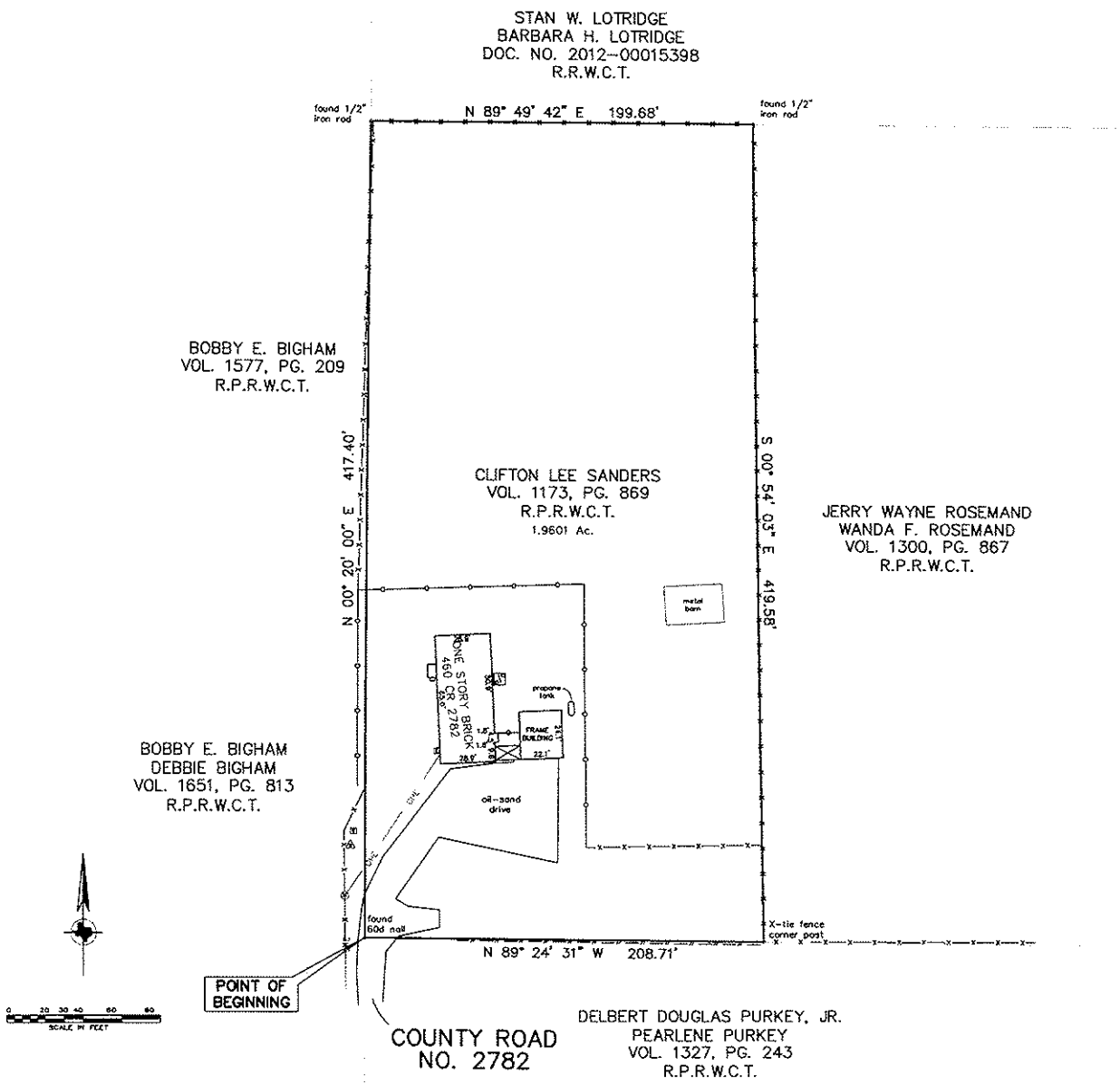

PROPERTY DESCRIPTION

All that certain 1.9601 acre tract of land situated in the J.B. Packer Survey, Abstract No. 455, Wood County, Texas, being all that certain called 1.999 acre tract conveyed to Clifton Lee Sanders, by deed recorded in Volume 1173, Page 869 of the Real Property Records of Wood County, Texas, said 1.9601 acre being more particularly described as follows:

BEGINNING at a 60d nail found for corner at the end of County Road No. 2782, said point being the southwest corner of said Sanders tract and the northwest corner of that certain called 2.000 acre tract conveyed to Delbert Douglas Purkey, Jr., by deed recorded in Volume 1327, Page 243 of said Real Property Records, said point also being in the East line of that certain called 0.201 acre tract conveyed to Bobby E. Bigham and Debbie Bigham, by deed recorded in Volume 1651, Page 813 of said Real Property Records;

THENCE North 00 degrees 20 minutes 00 seconds East, along the West line of said Sanders tract and the East line of said 0.201 acre tract, passing at a called distance of 228.5 feet, the northeast corner of said 0.201 acre tract and the southeast corner of that certain called 9.814 acre tract conveyed to Bobby E. Bigham, by deed recorded in Volume 1577, Page 209 of said Real Property Records, continuing along the East line of said 9.814 acre tract, a total distance of 417.40 feet, to a 1/2-inch iron rod found for corner, said point being the northwest corner of said Sanders tract and the southwest corner of that certain called 99.382 acre tract conveyed to Stan W. Lotridge and wife, Barbara H. Lotridge, by deed recorded in Doc. No. 2012-00015398 of the Real Records of Wood County, Texas;

THENCE North 89 degrees 49 minutes 42 seconds East, along the North line of said Sanders tract and the South line of said Lotridge tract, a distance of 199.68 feet, to a 1/2-inch iron rod found for corner, said point being the northeast corner of said Sanders tract and the northerly most northwest corner of that certain called 111.892 acre tract conveyed to Jerry Wayne Rosemand and wife, Wanda F. Rosemand, by deed recorded in Volume 1300, Page 867 of said Real Property Records;

THENCE South 00 degrees 54 minutes 03 seconds East, along the East line of said Sanders tract and the northerly most West line of said Rosemand tract, a distance of 419.58 feet, to a X-tie fence corner post for corner in the North line of said Purkey tract, said point being the southeast corner of said Sanders tract and an ell corner of said Rosemand tract;

THENCE North 89 degrees 24 minutes 31 seconds West, along the South line of said Sanders tract and the North line of said Purkey tract, a distance of 208.71 feet, to the POINT OF BEGINNING and containing 1.9601 acres of land, more or less.

THIS IS TO DECLARE that on this date a survey was made on the ground, under my direction and supervision of the above described tract of land.

There are no visible conflicts, visible evidence of easements or rights-of-way, or protrusions, except as shown, and that this date the easements, rights-of-way or other locatable matters of record of which the undersigned has knowledge or has been advised are as shown or noted hereon.

STATE OF TEXAS REGISTERED DAVID HOOKER 5767 PROFESSIONAL LAND SURVEYOR

Registered Professional Land Surveyor

LEGEND

FENCE LINE
GAS LINE
OVERHEAD ELECTRIC LINE
OVERHEAD TELE. LINE
SANI. SEWER LINE
STORM SEWER LINE
UNDERGROUND ELECTRIC LINE
UNDERGROUND TELE. LINE
WATER LINE
CONTOUR
WOOD OR ASPHALT
WOOD FENCE
WIRE FENCE
IRON FENCE
CHAINLINK FENCE
COLUMNS
BRICK
CONCRETE
TILE
STONE
GRAVEL
WOOD
SANI. SEWER MANHOLE
ELECTRIC MANHOLE
STORM SEWER MANHOLE
TELEPHONE MANHOLE
CLEAN OUT
TRAFFIC SIGNAL CONTROL
TRAFFIC SIGNAL POLE
LIGHT POLE
UTILITY POLE
ELECTRIC METER
TRANSFORMER
GAS METER
GAS VALVE
GAS LID
FIRE HYDRANT
WATER METER
WATER VALVE
IRRIGATION CONTROL VALVE
TELE. PEDESTAL
TELE. BOXES
CABLE RISER
TELEPHONE BOX
GUY WIRE

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D W HOOKER SURVEYING
406 W. BLAIR ST.
SUITE 100
MINEOLA, TEXAS 75773
PHONE (903) 569-0330
FAX (903) 569-0335

DRAWN BY: DH	
CHECKED BY: DH	
SCALE: 1" = 40'	
DATE: 10/29/13	
JOB NO. 13-1242	
GF NO. N/A	
REF: SANDERS	

BOUNDARY SURVEY
460 COUNTY ROAD NO. 2782
1.9601 ACRES
J.B. PACKER SURVEY
ABSTRACT NO. 455
WOOD COUNTY, TEXAS