

LEGEND

- BL - BUILDING LINE
- UE - UTILITY EASEMENT
- ROW - RIGHT OF WAY
- BLDG - STRUCTURE WITH A PERMANENT FOUNDATION
- SHED - STRUCTURE WITH NO PERMANENT FOUNDATION
- () - RECORD DATA
- OHE - OVERHEAD ELECTRIC LINES
- CHAIN LINK FENCE
- X— BAREWIRE FENCE

METES AND BOUNDS DESCRIPTION

Being a 72.56 acre tract of land out of the Jackson County School Land Survey, Abstract No. 435, Johnson County, Texas and being the remainder of a called 134 acre tract as described in that certain Warranty Deed With Vendors Lien recorded in Book 2245, Page 504, Deed Records, Johnson County, Texas and being more particularly described by metes and bounds as follows:

NOTE: Bearings herein are oriented to the call (S 46° 54' 00" W) along the south line of the called 134 acre tract as recorded in Book 2245, Page 504, Deed Records, Johnson County, Texas.

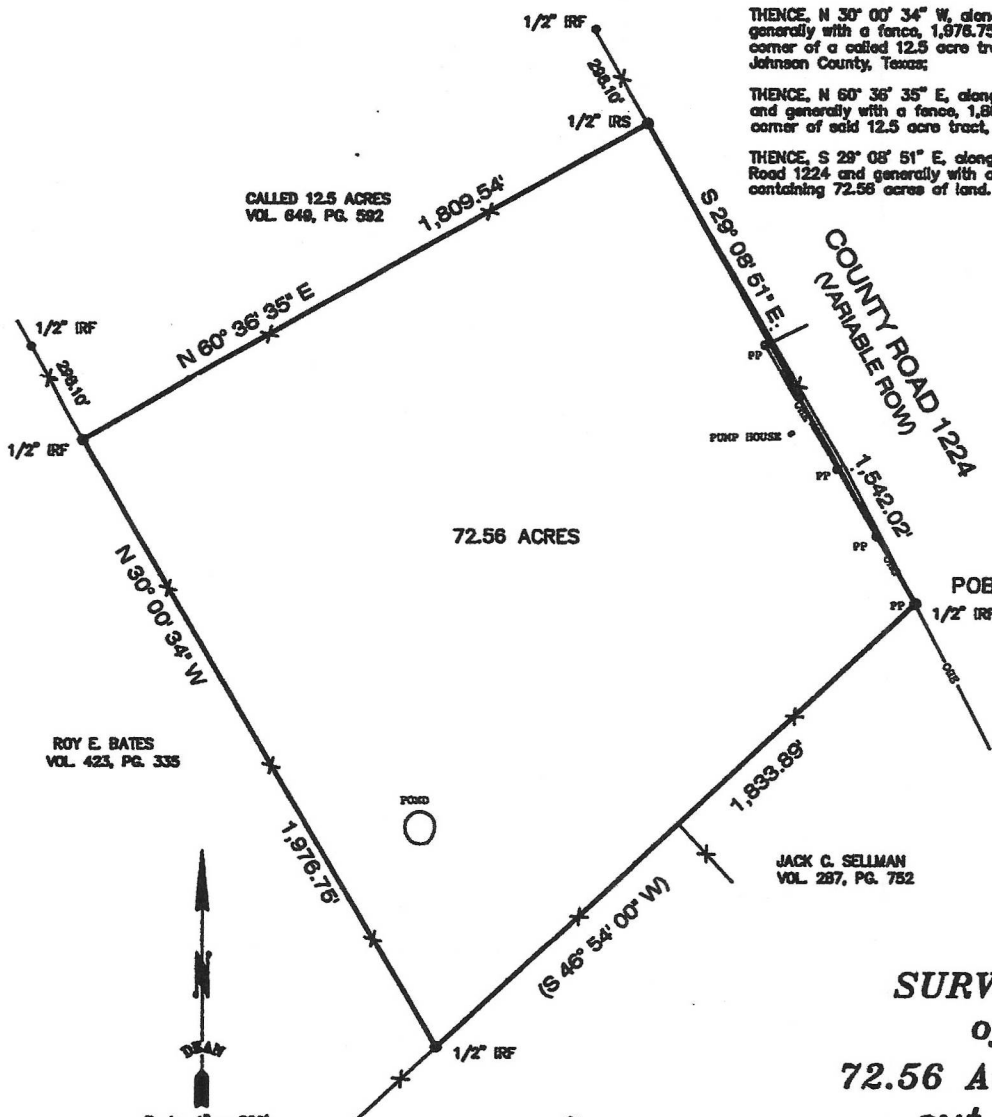
BEGINNING at a 1/2" iron rod found in the west right-of-way line of County Road 1224, at the northeast corner of a Jack C. Seliman tract recorded in Volume 287, Page 752, Deed Records, Johnson County, and being the southeast corner of the herein described 72.56 acre tract;

THENCE, S 46° 54' 00" W, along and with the north line of said Seliman tract and generally with a fence, 1,833.89 feet to a 1/2" iron rod found at the southeast corner of a Roy E. Bates tract recorded in Volume 423, Page 335, Deed Records, Johnson County, Texas;

THENCE, N 30° 00' 34" W, along and with the east line of said Bates tract, and generally with a fence, 1,976.75 feet to a 1/2" iron rod found at the southwest corner of a called 12.5 acre tract recorded in Vol 646, Page 592, Deed Records, Johnson County, Texas;

THENCE, S 60° 36' 35" E, along and with the south line of said 12.5 acre tract and generally with a fence, 1,809.54 feet to a 1/2" iron rod set at the southeast corner of said 12.5 acre tract, in the west right-of-way line of County Road 1224;

THENCE, S 29° 08' 51" E, along and with the west right-of-way line of County Road 1224 and generally with a fence, 1,542.02 feet to the POINT OF BEGINNING containing 72.56 acres of land.



SURVEY MAP of a **72.56 ACRE TRACT** out of the **JACKSON COUNTY SCHOOL** **LAND SURVEY, ABSTRACT NO. 435** **JOHNSON COUNTY, TEXAS**

FEBRUARY 23, 2003

Bearings herein are oriented to the call (S 46° 54' 00" W) along the south line of the called 134 acre tract described in Vol. 2245, Pg. 504, Deed Records, Johnson County, Texas.

DEAN
SURVEYORS



5116 Bellefontaine Drive
Arlington, Texas 76017
817-483-1603



I, Ronnie E. Dean, a Registered Professional Surveyor for the State of Texas, do hereby certify that the map shown hereon accurately represents the property as determined by an on the ground survey made under my direction and supervision on February 23, 2003.

Ronnie E. Dean 03/01/03
Ronnie E. Dean
Registered Professional Land Surveyor # 5314

This property is shown as being located in Zone X by Flood Insurance Rate Map No. 48251C0175 F dated September 27, 1991. It is not shown as being in a Special Flood Hazard Area inundated by 100-Year Flood. This Surveyor does not except the responsibility for the accuracy of the above referenced map, or for local surface drainage affecting this property.