

17.98 ACRES
ROSE MARY CAVASOS
TO
CHARLES H. NORMAN III, et ux
JULY 1, 1994
VOL 33 Pg 49 S.C.R.P.R.

ELM MANAGEMENT
TO
DONALD ONEAL THREADGILL, et ux
APRIL 12, 1996
VOL. 43 Pg. 376
S.C.R.P.R.

12.96 ACRES
ALAN EDWARDS, et ux
TO
CHARLES H. NORMAN III, et ux
MAY 6, 1998
VOL. 58 Pg. 536
S.C.R.P.R.

15.27 ACRES
DEBRA BOWEN
TO
SAMMY J. HYDE
MAY 6, 1997
VOL. 50 Pg. 201
S.C.R.P.R.

10.12 ACRES
CLAUDIA KAY MARCUM
TO
CRAIG A. BRAY, et ux
AUG. 18, 1997
VOL. 52 Pg. 604
S.C.R.P.R.

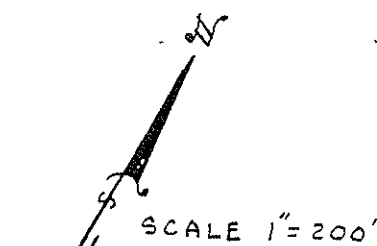
114.81 ACRES
JULIA A. SHACKELFORD SMITH
TO
JOHN F. SHACKELFORD, et al
JUNE 5, 1992
VOL 21 Pg. 574
S.C.R.P.R.

TRACT 1
13.13 ACRES
N31°01'33"W 99.99'
N31°44'59"W 122.42'
N31°41'50"W 98.41'
N27°59'16"W 85.28'
N24°46'54"W 69.76'
N31°21'16"W 49.49'
N31°29'55"W 292.98'
611.12'
N58°26'46"E
242.98'
N56°11'48"E
317.05' P.O.B.
WELL HOUSE
BARN
L.P. GAS TANK
LOG ONE STORY RESIDENCE AND GARAGE
OVERHEAD ELEC. E
Vol. 28 Pg. 647

TRACT 2
3.80 ACRES
N17°45'33"W
N85°32'03"E
S54°08'39"E
N82°06'34"E
S20°47'45"E 508.17'
N20°47'45"W 508.17'
S20°47'45"E 508.17'
S61°13'36"W
432.61'
S32°09'45"E
318.10'

30' INGRESS EGRESS EASEMENT
S25°45'37"W 297.24'
S46°17'02"W 100.67'
S36°38'21"W 75.75'
S13°47'42"W 101.06'
S26°50'32"W 40.67'
S.66°28'09"W 7.79'

N 69°58'50"E 14.86'
HWY. 2174
173.52'
R.O.W.
MON.



Vaughn Surveying
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Glen Rose, Tx. 76043
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Survey Sketch of

Two tracts of land in the Mary A. Middleton Survey, Abstract No. 73, Somervell County, Texas, being all of the called 13.22 acre tract described in a deed from Thelma Floyd Shackelford to Ronnie Beck, et ux, dated April 17, 1991, recorded in Volume 15, Page 356 of the Somervell County Real Property Records, and a part of a 114.81 acre tract described in a deed from Julia Shackelford Smith to John F. Shackelford, et al, dated June 5, 1992, recorded in Volume 21, Page 574 of said records and a 30 foot wide ingress egress easement to serve same.

The easement to Texas Telephone and Telegraph Co. recorded in Volume 47, Page 436 is a blanket easement.

Note: Tract 1 is in Zone "X" areas determined to be outside 500 year flood plain, according to Flood Insurance Rate Map No. 48425C0050 C, dated April 3, 1995.

All corners set 5" with aluminum caps marked Vaughn Surveyor 1807, unless otherwise noted. State Plane North Central Zone 1083 (93)

approx. one acre severed from this corner.

Surveyed on the ground in September, 2000
W.L. Vaughn
W.L. "Will" Vaughn
Registered Professional Land Surveyor
No. 1136

EXHIBIT A

TRACT 1

A 13.12 acre tract of land in the Mary A. Middleton Survey, Abstract No. 73, Somervell County, Texas, as surveyed on the ground in September, 2000 by W. L. Vaughn R.P.L.S. No. 1807, being all of the called 13.22 acre tract described in a deed from Thelma Floyd Shackelford to Ronnie Beck, et ux, dated April 17, 1991, recorded in Volume 15, Page 356 of the Somervell County Real Property Records and being more particularly described referenced to the Texas State Coordinate System North Central Zone 1983 (93) datum as follows:

BEGINNING at a 5/8" iron with an aluminum cap marked Vaughn Surveyor 1807 (=A/C) set to replace a found 3/8" iron on the southerly side of a fence corner post at the northeasterly corner of said Beck tract being the southeasterly corner of a 15.97 acre tract described in a deed to Sammy J. Hyde recorded in Volume 50, Page 201 of said records; THENCE South 20 deg 47 min 45 sec East along the easterly line of said Beck tract, for a distance of 508.17 feet to a set A/C by a found 3/8" iron at the southeasterly corner of said tract;

THENCE South 37 deg 06 min 55 sec West, along the southerly line of said tract, for a distance of 909.64 feet to a set A/C by a found 3/8" iron at the southwesterly corner of said tract, in the easterly line of a tract described in a deed to Donald O'Neal Threadgill, et ux, recorded in Volume 43, Page 376 of said records;

THENCE northwesterly along the common line of said Beck and Threadgill tracts, in the general line of a fence, to set A/C as follows:

North 31 deg 21 min 16 sec West, 49.49 feet,
North 31 deg 29 min 55 sec West, 292.98 feet,
North 24 deg 45 min 54 sec West, 69.76 feet,
North 27 deg 59 min 16 sec West, 85.28 feet,
North 31 deg 41 min 50 sec West, 98.41 feet

and North 31 deg 44 min 59 sec West, 122.42 feet to a found 2" pipe with a brass cap marked R.P.S. 314 at the southeasterly corner of a 17.98 acre tract described in a deed to Charles H. Norman III, et ux, recorded in Volume 33, Page 49 of said records;

THENCE North 31 deg 01 min 38 sec West, along the common line of said Beck and Norman tracts for a distance of 99.99 feet to a found 5/8" iron with a yellow plastic cap marked 314 at the northwesterly corner of said Beck tract being the southwesterly corner of a 12.96 acre tract described in a deed to Charles H. Norman III, et ux, recorded in Volume 58, Page 536 of said records;

THENCE North 58 deg 26 min 46 sec East, along the common line of said Beck and Norman tracts at 368.14 feet pass a found 1" iron at the southwesterly corner of said Hyde, 15.97 acre tract, continuing in all 611.12 feet to a 1" iron at a bend in said line;

THENCE North 56 deg 11 min 48 sec East, along the common line of said Beck and Hyde tracts, for a distance of 317.05 feet to the PLACE OF BEGINNING and containing 13.12 acres of land.

EXHIBIT A

TRACT 2

A 3.80 acre tract of land in the Mary A. Middleton Survey Abstract No. 73, Somervell County, Texas, as surveyed on the ground in September, 2000 by W. L. Vaughn R.P.L.S. No. 1807, being a part of a 114.81 acre tract described in a deed from Julia Shackelford Smith to John Shackelford, et al, dated June 5, 1992, recorded in Volume 21, Page 574 of the Somervell County Real Property Records and being more particularly described referenced to the Texas State Coordinate System North Central Zone 1983 (93) datum as follows: BEGINNING at a 5/8" iron with an aluminum cap marked Vaughn Surveyor 1807 (=A/C) set to replace a found 3/8" iron on the southerly side of a fence corner post at the northeasterly corner of a called 13.22 acre tract described in a deed to Ronnie Beck, et ux, recorded in Volume 15, Page 356 of said records and the southeasterly corner of a 15.97 acre tract described in a deed to Sammy J. Hyde recorded in Volume 50 Page 201 of said records and a re-entrant corner of said Shackelford tract;

THENCE North 17 deg 45 min 33 sec West, along the common line of said Shackelford and Hyde tracts, for a distance of 56.10 feet to a point for corner from which a set A/C for reference bears North 85 deg 32 min 03 sec East, 0.46 feet;

THENCE North 85 deg 32 min 03 sec East, at 0.46 feet pass said A/C, continuing in all 91.49 feet to a set A/C for corner;

THENCE South 54 deg 05 min 39 sec East, for a distance of 145.86 feet to a set A/C for corner;

THENCE North 82 deg 06 min 34 sec East, for a distance of 199.92 feet to a set A/C for corner;

THENCE South 32 deg 09 min 45 sec East, for a distance of 318.10 feet to a set A/C for corner;

THENCE South 61 deg 13 min 36 sec West, for a distance of 432.61 feet to a set A/C, by a found 3/8" iron at the southeasterly corner of said Beck tract;

THENCE North 20 deg 47 min 45 sec West, along the easterly line of said Beck tract, for a distance of 508.17 feet to the PLACE OF BEGINNING and containing 3.80 acres of land.

TOGETHER WITH A 30 foot wide ingress egress easement in the Mary A. Middleton Survey Abstract No. 75, Somervell County, Texas, as surveyed on the ground in September, 2000 by W. L. Vaughn R.P.L.S. No. 1807 and being a part of a 114.81 acre tract described in a deed from Julia Shackelford Smith, et al, dated June 5, 1992, recorded in Volume 21, Page 574 of the Somervell County Real Property Records, being 15 feet on each side of the following described center line;

BEGINNING at a point in the southerly line of F.M.Highway 2174 being North 69 deg 58 min 50 sec East, 16.86 feet from the northwesterly corner of said 114.81 acre tract;

THENCE along an existing gravel road as follows:

South 30 deg 40 min 39 sec East, 212.51 feet,
South 24 deg 13 min 14 sec East, 143.87 feet
South 11 deg 17 min 12 sec East, 70.86 feet,
South 00 deg 48 min 33 sec West, 94.62 feet,
South 12 deg 38 min 58 sec West, 70.75 feet,
South 31 deg 43 min 10 sec East, 74.91 feet,
South 47 deg 32 min 24 sec East, 66.81 feet,
South 63 deg 07 min 28 sec East, 77.69 feet,
South 76 deg 08 min 54 sec East, 75.08 feet,
South 61 deg 02 min 21 sec East, 35.97 feet,
South 26 deg 25 min 25 sec West, 40.49 feet;
South 07 deg 16 min 54 sec West, 40.26 feet,
South 25 deg 45 min 37 sec West, 297.24 feet,
South 46 deg 17 min 02 sec West, 100.67 feet,
South 36 deg 38 min 21 sec West, 75.75 feet,
South 13 deg 47 min 42 sec West, 101.04 feet,
South 26 deg 50 min 32 sec West, 40.67 feet,

and South 66 deg 28 min 09 sec West, for a distance of 7.79 feet to a point in the easterly line of a 3.80 acre tract, being South 32 deg 09 min 45 sec East, 92.03 feet from a set 5/8" iron with an aluminum cap marked Vaughn Surveyor 1807 at the northeasterly corner of said 3.80 acre tract.