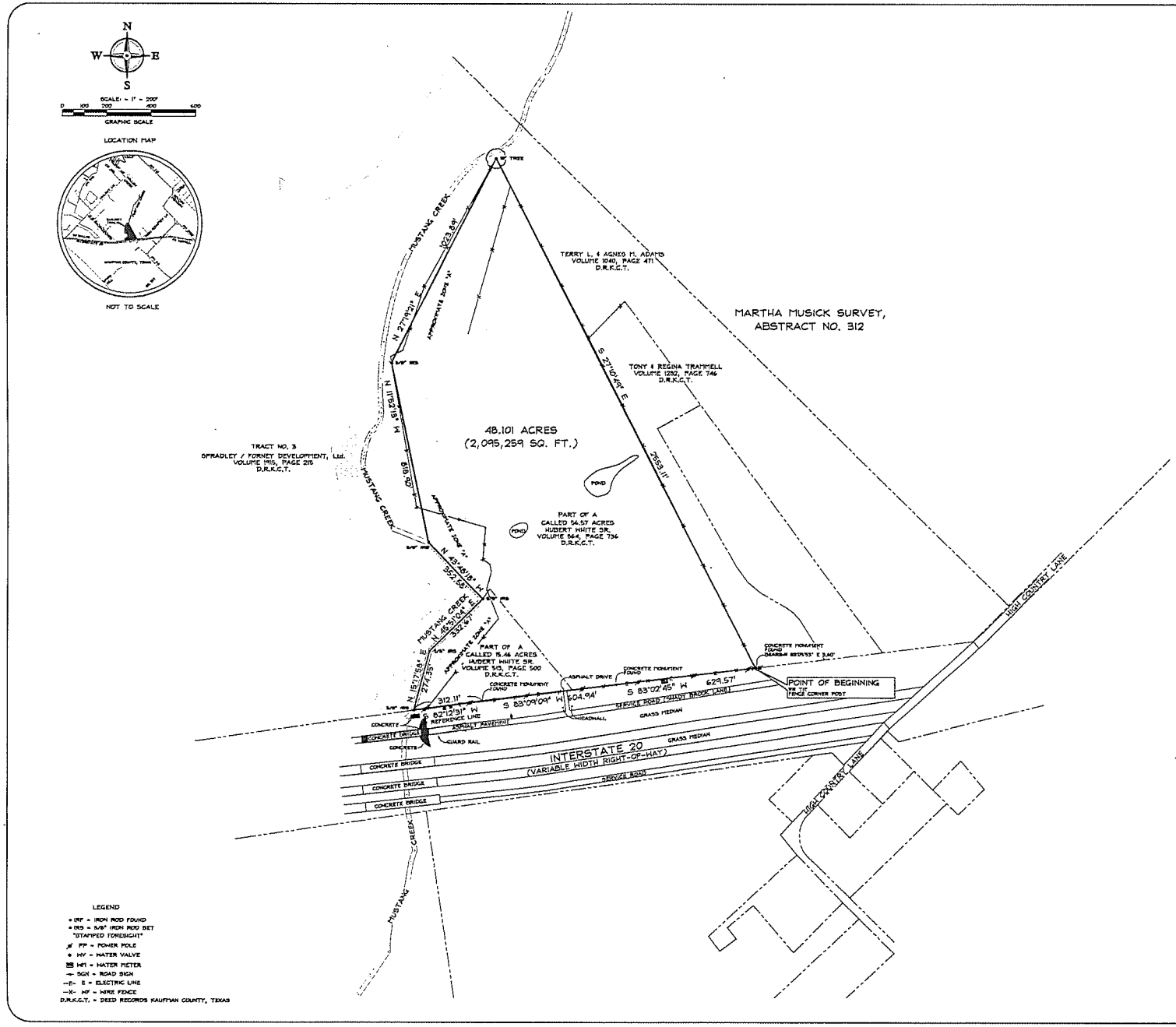

METES AND BOUNDS
STATE OF TEXAS
COUNTY OF KAUFMAN

BEING a tract of situated in the MARTHA MUSICK SURVEY, ABSTRACT NO. 312, Kaufman County, Texas and being a part of a called 54.57 acre tract of land as described in a deed to HUBERT WHITE SR. recorded in Volume 564, Page 736 of the Deed Records, Kaufman County, Texas (D.R.K.C.T.) and also being a part of a 15.46 acre tract of land as described in a deed to HUBERT WHITE SR. recorded in Volume 513, Page 500 (D.R.K.C.T.) and being more particularly described as follows:

BEGINNING at a railroad tie fence corner post in the northerly right-of-way line of INTERSTATE 20 (a variable width right-of-way) from which a concrete monument was found that bears North 83 deg. 05 min. 53 sec. East, 3.40 feet;

THENCE along the northerly right-of-way line of said INTERSTATE 20 the following calls:

South 83 deg. 02 min. 45 sec. West, a distance of 629.57 feet to a concrete monument found for corner;

South 83 deg. 09 min. 09 sec. West, a distance of 604.94 feet to a concrete monument found for corner;

South 82 deg. 12 min. 31 sec. West (Reference Line), a distance of 312.11 feet to a 5/8 inch iron rod stamped "FORESIGHT" set in the centerline of MUSTANG CREEK, said iron rod also being in the easterly line of a tract of land described as TRACT NO. 3 in a deed to SPRADLEY / FORNEY DEVELOPMENT, Ltd. as recorded in Volume 1915, Page 216 (D.R.K.C.T.);

THENCE departing the northerly right-of-way line of said INTERSTATE 20 and along the centerline of said MUSTANG CREEK as follows:

North 15 deg. 17 min. 55 sec. East, a distance of 274.35 feet to a 5/8 inch iron rod stamped "FORESIGHT" set;

North 49 deg. 51 min. 04 sec. East, a distance of 332.67 feet to a 5/8 inch iron rod stamped "FORESIGHT" set;

North 43 deg. 45 min. 15 sec. West, a distance of 352.56 feet to a 5/8 inch iron rod stamped "FORESIGHT" set;

THENCE departing the centerline of said MUSTANG CREEK and continuing along the easterly line of aforementioned TRACT NO. 3 as follows:

North 11 deg. 52 min. 13 sec. West, a distance of 818.90 feet to a 5/8 inch iron rod stamped "FORESIGHT" set;

North 27 deg. 19 min. 21 sec. East, a distance of 1023.89 feet to a 15 inch Hackberry Tree found for corner, said tree being in the westerly line of a tract of land described in a deed to TERRY L. & AGNES M. ADAMS as recorded in Volume 1040, Page 471 (D.R.K.C.T.)

THENCE South 27 deg. 10 min. 49 sec. East, a distance of 2553.11 feet to the POINT OF BEGINNING and containing a computed 48.101 acres 2,095,259 square feet of land, more or less.

I, Steven A. June, hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition III Survey.

PRELIMINARY SURVEY,
FOR REVIEW PURPOSES ONLY
NOT VALID WITHOUT ORIGINAL SIGNATURE

Steven A. June, R.P.L.S.
Texas Registration No. 5843
Date: April 24, 2006
FORESIGHT LAND SERVICES, LLC.
PO Box 466
204 Lee Ave. Suite C
Terrell, Texas 75160
Phone (972) 563-7711
Fax (972) 563-7713

STATE OF TEXAS
REGISTERED
STEVEN A. JUNE
5843
PROFESSIONAL
LAND SURVEYOR

SURVEY NOTES:

1) Except as shown there are no visible protrusions.

2) Basis of Bearing (S 82°12'31" W) northerly line of INTERSTATE 20 as shown on TxDOT Right-of-way Map

3) This Survey was performed in conjunction with National Land Title Company.

Title Commitment GF. NO. 6001663-K-0060
Effective Date: March 6, 2006; Issued Date: March 20, 2006

FLOOD NOTE

According to the Community Panel No. 480411 0100 D, dated September 4, 1991, of the Federal Emergency Management Agency, Flood Insurance Rate Map, this property is within Flood Zone AE & Zone X.

If this site is not within a special flood hazard area, this flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

LEGEND

- IRF = IRON ROD FOUND
- IRS = 5/8" IRON ROD SET "STAMPED FORESIGHT"
- PP = POWER POLE
- WV = WATER VALVE
- WM = WATER METER
- SGN = ROAD SIGN
- E = ELECTRIC LINE
- WF = WIRE FENCE

D.R.K.C.T. = DEED RECORDS KAUFMAN COUNTY, TEXAS

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FORESIGHT
Land Services, LLC

LAND TITLE SURVEY

BEING A 48.101 ACRE TRACT OF LAND SITUATED IN THE MARTHA MUSICK SURVEY, ABSTRACT NO.312
KAUFMAN COUNTY, TEXAS

DEED INFO.
CALLED 54.57 ACRES
VOLUME 564, PAGE 736
CALLED 15.46 ACRES
VOLUME 513, PAGE 500
D.R.K.C.T.

OWNER'S NAME
HUBERT C. WHITE JR. &
PATRICIA SUE RAY
9425 HIGHLAND VALLEY LANE
FORNEY, TEXAS

SCALE: 1" = 200'	
DATE: 04-24-06	REVISIONS
APPROVED BY: S.A.J.	
DRAWN BY: W.P.	
CHKD: S.A.J.	
PROJECT NO. 2006-48	

SHEET 1 OF 1