

SITUATED in Hunt County, Texas, in the Valentine Kizer Survey, Abstract No. 317 and in the John Freeman Survey, Abstract No. 317, being a resurvey of part

of the 44.233 acres of land as described in a deed from Troye Webster and wife, Willie Websterr to R. K. Webster, dated Oct. 15, 2004, recorded in Document No. 46557, Volume 1229, Page 640 of the Hunt County Office Public Records, being described by parties and heirs as follows:

Beginning at the 1/2 inch iron pin bound of the intersection of the center of County Road No. 1023 from the north with the center of County Road No. 1023, of the southern corner to said 44.233 acre tract; to the north line of the Goliad Henry Backbone road 1/4 mile, thence N 62°32' E 106° 19' to the southwest corner of the R. K. Webster 50.168 acres, Ref. Doc. No. 46532, in the southwest corner of the John Wilson Survey, Abstract No. 1110, of the southwest corner of said Kizer Survey and in the north line of the William Johnson Survey, Abstract No. 540, 44.233 acres tract, south line of said Kizer Survey, the north line of said Johnson Survey, the north line of the Charles Thompson Survey, Abstract No. 1023, 1021, the north line of said 44.233 acre tract, to the north line of the Goliad Henry Backbone road 1/4 mile, thence N 62°32' E 106° 19' to the southwest corner of the John Wilson Survey, Abstract No. 1110, of the southwest corner of the John Wilson Survey, Abstract No. 1110, of the southwest corner of the Charles Thompson Survey, Abstract No. 1023, 1021 and of the east, west and south lines of the northeast corner of the Goliad Henry Backbone road 1/4 mile, thence N 62°32' E 106° 19' to the southwest corner of the John Wilson Survey, Abstract No. 1110 and of the east, west and south lines of the northeast corner of the John Wilson Survey, Abstract No. 1110 and the northwest corner of the Hutto Johnson 50.033 acres, Ref. V. 718, P. 442.

Harrison north 174.16 feet, with the west line of said 44.233 acre tract, and the east line of said 50.033 acre tract, to a 1/2 inch iron pin set in said south line of said Kizer Survey, Abstract No. 1110.

Harrison north 442.47 feet, 98.60 feet with said road, said south, the north line of said 50.033 acre tract, to a 1/2 inch iron pin set in said line and road.

Harrison north 442.47 feet, 98.60 feet with said road, said south, the east line of said 50.033 acre tract, passing on east line and with an angle to the corner post of 31.5 feet and continuing with said road, line and with an angle to 9.12 inches from said corner post or on all corner of said 44.233 acre tract, the northeast corner of said 50.033 acre tract, to the north line of said road, the north line of the southwest corner of said 44.233 acre tract, and the northeast corner of said 50.033 acre tract, in the west line of said 44.233 acre tract, with the west line of said 44.233 acre tract, the east line of said 50.033 acre tract, passing on east line and with an angle to the corner post of 31.5 feet and continuing with said road, line and with an angle to 9.12 inches from said corner post or on all corner of said 44.233 acre tract, the northeast corner of said 50.033 acre tract, in the north line of said Kizer Survey, and the south line of said Kizer Survey.

Harrison south 485.75 feet, 46.16 feet with the north line of said 50.033 acre tract, 100 feet, a south line of said 44.233 acre tract and with said Survey line to a 1/2 inch iron pin set at the west corner of said 44.233 acre tract, in the southwest R.R. W. line of the Gulf Colorado and Santa Fe Railroad, in the west line of said 50.033 acre tract, in the center of said County Road No. 1023, in the west line of said Kizer Survey and in the west line of said Kizer Survey.

Harrison south 485.75 feet, with said road and with said Common Survey Line to the PLACE OF BEGINNING and containing 37.0305 acres of land.

I, HARRY FREDERICK, certify that I made the survey on Aug. 5, 2006 on the Harrison Backbone road, said Kizer and said corner stakes as reflected on the plan and that only visible boundaries on the ground are as shown on the plan and that no other boundaries, there are no encroachments, overhangings or improvements survey to my knowledge, there are no encroachments, overhangings or improvements or corners except as shown on the Survey plan, that the Survey is guaranteed to its completeness.

G. M. GEER, REGISTERED PROFESSIONAL

LAND SURVEYOR

TEX. REG. NO. 30359

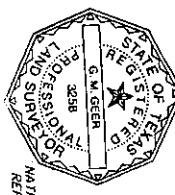
1512 West University, Suite 300

Austin, Texas 78703

Phone: 512-463-3263

NATHAN NORTHCUTT 31.591 ACRES

REF. V. 1206, P. 525



G. M. GEER

REG. NO. 30359

W.H. WILSON

REF. V. 1206, P. 525

JOHN JAMES EAGLES 81.023 ACRES
REF. V. 294, P. 186

JOHN FREEMAN SURVEY,
ABSTRACT NO. 317

37.0305 ACRES

R. K. WEBSTER 55.1464 ACRES,
REF. DOC. NO. 46532

K. K. WILSON SURVEY
ABSTRACT NO. 1110

CHARLES THOMPSON
SURVEY, ABST. NO.
1023
PLACE OF BEGINNING
WILLIAM JOHNSON SURVEY
ABSTRACT NO. 540

LEON DENNEY 48.06 ACRES
REF. DOC. NO. 46532

WILLIAM JOHNSON SURVEY
ABSTRACT NO. 1110

WILLIAM JOHNSON SURVEY
ABSTRACT NO. 1110

6.9407 ACRES
N 008°02' W 626.86'
N 008°02' W 626.86'

6.9407 ACRES
N 008°02' W 626.86'
N 008°02' W 626.86'
N 008°02' W 626.86'
N 008°02' W 626.86'

6.9407 ACRES

L E G E N D
IRON PIN SET
IRON PIN FOUND
ADVISOR LINE
SURVEY LINE

IPFS
IRON PIN FOUND
ADV. LINE
SURVEY LINE

NOTE THE LAND DESCRIBED AND PLANTED HEREIN LIES IN ZONE X
OUTSIDE THE 500 YEAR FLOOD PLAIN AND IS LOCATED IN THE
BOWELS OF THE KAW FIRM PANEL 462053 DATES A DATE AUGUST 22, 1998
AND IS THEREFORE NOT IN THE 100 YEAR FLOOD PLAIN

DIRECTIONAL CONTROL: S. Second Tract, 55 Ac. described in V. 317, P. 631
MORE

® CONTROLLING MONUMENTS: 1/27°S. of the SWC. of said 55 Acres & 1/2°
IPS. of the SEC. of said 55 Acres

SCALE
1:12,800

30.02015 ACRES

POND

POND

POND

POND

POND

VALENTINE ABST. NO. 1110
KIZER SURVEY
S 89°31'28" E 2000.59'

ELEC PWR LINE

COUNTY ROAD NO. 1023

WEST 178.96'

COUNTY ROAD NO. 1021 (DIRTY)

1/2X36' IRON PIN SET

N 99°56'38" E 139°21'

N 99°56'38" E 139°21'

N 99°56'38" E 139°21'

1/2X36' IRON PIN SET

WEST 178.96'

COUNTY ROAD NO. 1021 (DIRTY)

1/2X36' IRON PIN SET

N 99°56'38" E 139°21'

N 99°56'38" E 139°21'

N 99°56'38" E 139°21'

1/2X36' IRON PIN SET

JOHN LOVING SURVEY
ABSTRACT NO. 603

IRON PIN SET
W. R. PINEIPS 30 ACRES.
REF. V. 817, P. 52

COUNTY ROAD
NO. 1023

IRON PIN SET
PLATE OF BEGINNING, 48.205 A.
END OF ROAD
DIRT ROAD
5 894048 E. 653.30' N.
5 894048 E. 653.30'

HENRY HOLMES 11.2 ACRES.
REF. V. 817, P. 421

HENRY HOLMES 33.8371 ACRES.
REF. V. 817, P. 421

6.9407 ACRES

33.1693 ACRES

GEORGE HOLMES 15.2051 ACRES.
REF. V. 817, P. 428 & V. 180, P. 745

NOTE: THE LAND DESCRIBED AND PLATTED HEREIN LIES IN ZONE X
OUTSIDE THE 500 YEAR FLOOD PLAIN AND IS LOCATED IN THE
BRAINS OF FELLA HORN CREEK AS OF A DATED AUGUST 22, 1978
AND IS THEREFORE NOT IN THE 100 YEAR FLOOD PLAIN.
DIRECTIONAL CONTROL: S.L. Second Tract, 55 Ac. described in V. 537, P. 621
H.P.S. of the S.C.C. of said 55 Acres.

⑧ CONTROLLING MONUMENTS: 1/2 T/S of the S.M.C. of said 55 Acres & 1/2*

L E G E N D
• IRPS
IRON PIN SET
○ IRP
IRON PIN FIELD
— FENCE

DESCRIPTION: 47.1542 Acres of land

SITUATED in Hunt County, Texas, in the John Wilson Survey, Abstract No. 1110, being a resurvey of part of 55.1644 Acre tract J as described in a deed from Almo Lee Poston to R. K. Webster, dated Sept. 3, 2004, recorded in Document No. 14632 (Volume 1214, Page 509) of the Hunt County Office Public Records, being described by metes and bounds as follows:

BEGINGING of a 1/2 inch iron pin found at the intersection of the center of County Road No. 1023 from the north with the center of County Road No. 1021, at the southwest corner of said 55.1644 acre tract, in the north line of the Gordon Henry Edenhiser 42 1/4 acres, Ref. V. 324, P. 195, of the northeast corner of the R. K. Webster 44.233 acres, Ref. Doc. No. 163632, of the southwest corner of said Wilson Survey, or the southwest corner of the Valentine Korn Survey, Abst. No. 1198 and in the north line of the William Johnson Survey, Abst. No. 547.

Thence North 070°02' West, 1150.48 feet with the center of County Road No. 1023, the north line of said 55.1644 acre tract, with the east line of said 44.233 acre tract and with the west line of said 55.1644 acre tract, with the 22.888 acres, Ref. No. 163635 and with the common line between said Wilson Survey and said Korn Survey to a 1/2 inch iron pin in said line and Road, thence back to a 1/2 inch iron pin set in the east line fence of Perry Legrand 75.1 acres, Ref. V. 769, P. 586, in the south line of said Wilson Survey, said 55.1644 acre tract and in the west line of Perry Legrand 75.1 acres, Ref. V. 769, P. 764.

Thence south 070°27' west, 1150.48 feet with said east line, said west line and said fence to a 1/2 inch iron pin found at the southwest corner of said 55.1644 acre tract, in the center of said County Road No. 1021, at the southwest corner of said 75.1 acre tract, in the north line of the Phil Herren 107.85 acres, Ref. V. 519, P. 586, in the south line of said Wilson and Perry Legrand 75.1 acre tract, with the south line of said 55.1644 acre tract.

Thence west, 1171.56 feet with the south line of said 55.1644 acre tract, the north line of said 107.85 acre tract and with said County Road No. 1021 to the PLACE OF BEGINNING and containing 47.1542 acres of land.

COMPARISON:
I hereby certify that I made the survey on the ground on Aug. 5, 2006 on the herein described tract, shown above and set corner stakes as reflected on the plot and that only visible improvements on the ground are as shown on the survey or conflicts except as shown on the survey plot. That the survey is guaranteed to its completeness.

IRON PIN FOUND,
PLACE OF BEGINNING

COUNTY ROAD NO. 1023
N 008°02' W 1150.48'

ELEC. PWR. LINE

SCALE
1:1200

47.1542 ACRES

ROCK DRIVE

EAST 1780.82'

IPS

57.117'

POND

41' x 61'

METAL
BUILDING

PERRY LEGRAND 75.1 ACRES.
REF. V. 769, P. 584

GEORGE HOLMES 15.2051 ACRES.
REF. V. 817, P. 428 & V. 180, P. 745

HENRY HOLMES 33.8371 ACRES.
REF. V. 817, P. 421

G. M. GEER, REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REG. NO. 2326
1512 West University Suite 300
McKinney, Texas 75099
Phone 972-867-3959

