DESCRIPTION 37.03085 Acres of Land

SITUATED in Hunt County, Texas, in the Valentine Kizer survey, Abstract No. 1198 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 Troyce Woodruff and wife, Willie Woodruff to R. K. Webster, dated Oct. 15, 2004, recorded in Document No. 16857 (Volume 1229, Page 640) of the Hunt County Official Public Records, being described by metes and bounds as follows:

BEGINNING at 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 southeast corner of said 44.233 acre tract, in the north line of the Garland Henry Edelhauser 42 1/4 acres, Ref. V. 924, P. 196, at the southwest corner of the R. K. Webster 55.1464 acres, Ref. Doc. No. 14652, at the southwest corner of the John Wilson Survey, Abst. No. 1110, at the southeast corner of said Kizer Survey and in the north line of the William Johnson Survey, Abst. No. 540;

Thence north 89°56'38" west, 1397.81 feet with the south line of said 44.233 acre tract, south line of said Kizer Survey, the north line of said Johnson Survey, the north line of the Charles Thompson Survey, Abstract No. 1032, the north line of said 42 1/4 acre tract and with said County Road No. 1021 to a 1/2 inch iron pin set on said south line, at the northwest corner of said 42 1/4 acre tract, at the northeast corner of the Chad J. Earles 81.23 acres, Ref. V. 251, P. 166, at the northwest corner of said Thompson Survey and in the east line of the John Freeman Survey, Abst. No. 317 and at the east, southwest corner of said Kizer Survey;

Thence north 86°06'59" west, with said Road, with said south line and with the north line of said 81.23 acre tract 847.19 feet to a 1/2 inch iron pin set in said road and south line, at the northwest corner of said 81.23 acre tract and the northeast corner of the Nelda Hickman 50.03 acres, Ref. V. 718, P. 442;

Thence north 73°11'41" west, 96.60 feet with said road, said south, the north line of said 50.03 acre tract to a 1/2 inch iron pin set in said line and road;

Thence north 44°20'47" west, 242.73 feet with said road, with said south line and the north line of said 50.03 acre tract to a 1/2 inch iron pin set in said road at the south, southwest corner of said 44.233 acre tract and the northwest corner of said 50.03 acre tract, in the east line of the Nathan Northcutt 31.991 acres, Ref. V. 1206, P. 525;

Thence north 1°14'48" west, with the west line of said 44.233 acre tract, the east line of said 31.991 acre tract, passing an iron pin found beside a corner post at 31.5 feet and continuing with said line and with an old fence to a 1/2 inch iron pin found beside a corner post at an all corner of said 44.233 acre tract, the northeast corner of said 31.991 acre tract, in the north line of said Freeman Survey and the south line of said Kizer Survey;

Thence south 89°57'35" west, 44.16 feet with the north line of said 31.991 acre tract, 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 southeast R.O.W. line of the Gulf Colorado and Santa Fe Railroad;

Thence north 57°03'44" east, 654.61 feet with a northwest line of said 44.233 acre tract, the southeast R.O.W. line of said Railroad and with an old fence to a 1/2 inch iron pin set in the northwest line of said 44.233 acre tract

Thence south 89°31'26" east, 2000.39 feet to a 1/2 inch iron pin set in the east line of said 44.233 acre tract, in the west line of said 55.1464 acre tract, in the center of said County Road No. 1023, in the west line of said Wilson Survey and in the east line of said Kizer Survey;

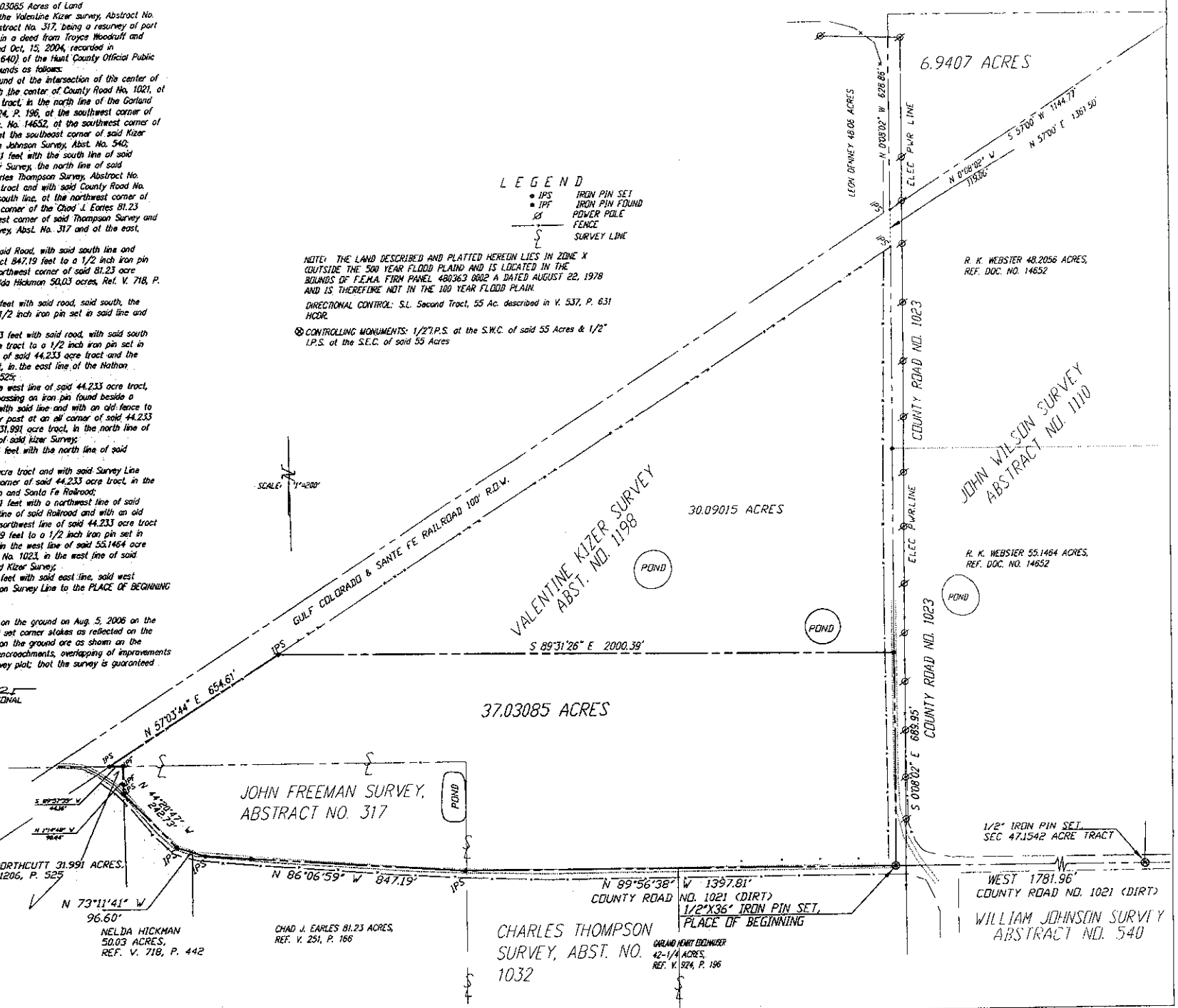
Thence south 0°08'02" east, 689.95 feet with said east line, said west line, with said Road and with said Common Survey Line to the PLACE OF BEGINNING and containing 37.03085 acres of land.

CERTIFICATION:

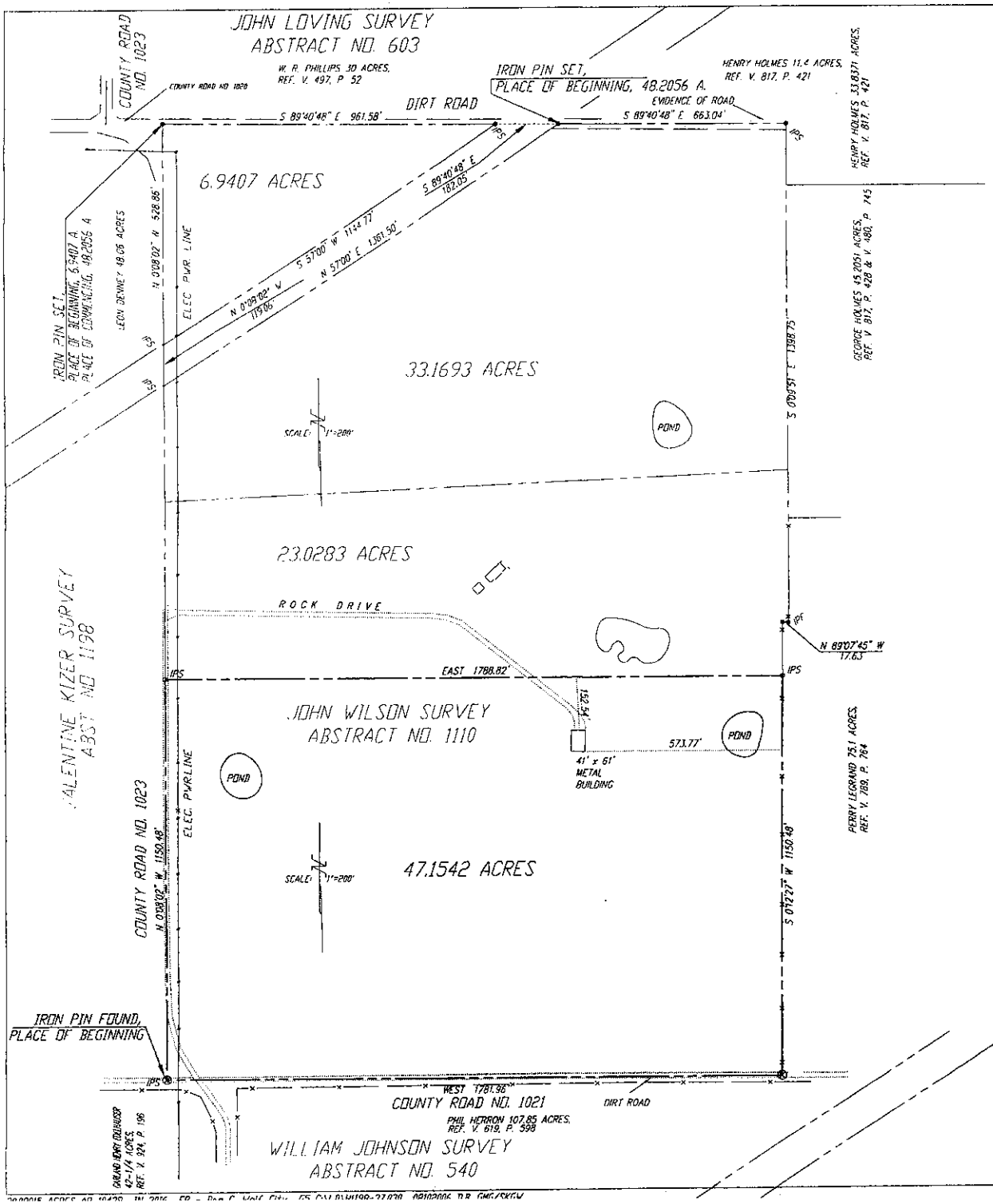
I, hereby certify that I made the survey on the ground on Aug. 5, 2006 on the heren described tract shown hereon and set corner stakes as reflected on the plat and that only visible improvements on the ground are as shown on the survey; to my knowledge, there are no encroachments, overlapping of improvements or conflicts except as shown on the survey plat; that the survey is guaranteed to its completeness.

G. M. GEER, REGISTERED PROFESSIONAL
LAND SURVEYOR
TEX. REG. NO. 3258
1512 West University, Suite 300
McKinney, Texas 75069
Phone 972-562-3959

STATE OF TEXAS REGISTERED G. M. GEER 3258 PROFESSIONAL LAND SURVEYOR



37.03085 ACRES AR 10428 IN 3016 EP - Dan C. Wolf City GS O:\LD\H1198-37.030 08102006 D.B. GMG/SKGW



LEGEND

- IPS — IRON PIN SET
- IPF — IRON PIN FOUND
- Ø — POWER POLE
- —— —— FENCE

NOTE: THE LAND DESCRIBED AND PLATTED HEREON LIES IN ZONE X (OUTSIDE THE 500 YEAR FLOOD PLAIN) AND IS LOCATED IN THE BOUNDS OF F.E.M.A. FIRM PANEL 480363 0002 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. 631 HCDR.

⊗ CONTROLLING MONUMENTS: 1/2"I.P.S. at the S.W.C. of said 55 Acres & 1/2" I.P.S. at the S.E.C. of said 55 Acres

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 55.1464 TRACT 3 as described in a deed from Alma Joe Rodican to R. K. Webster, dated Sept. 3, 2004, recorded in Document No. 14652 (Volume 1214, Page 588) of the Hunt County Official Public Records, being described by metes and bounds as follows:

BEGINNING at 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 55.1464 acre tract, in the north line of the Carland Henry Edelhauser 42 1/4 acres, Ref. V. 924, P. 196, at the southeast corner of the R. K. Webster 44.233 acres, Ref. Doc. No. 16857, at the southwest corner of said Wilson Survey, at the southeast corner of the Valentine Kizer Survey, Abst. No. 1198 and in the north line of the William Johnson Survey, Abst. No. 540;

Thence North 0°08'02"West, 1150.48 feet with the center of County Road No. 1023, the west line of said 55.1464 acre tract, with the east line of said 44.233 acre tract, with the east line of the R. K. Webster 22.888 acres, Ref. Doc. No. 16856 and with the common line between said Wilson Survey and said Kizer Survey to a 1/2 inch iron pin set in said line and Road;

Thence east, 1788.81 to a 1/2 inch iron pin set in the east line fence of said 55.1464 acre tract and in the west line of the Perry Legrand 75.1 acres, Ref. V. 789, P. 764;

Thence south 0°01'27"west, 1150.48 feet with said east line, said west line and with said fence to a 1/2 inch iron pin found at the southeast corner of said 55.1464 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 Herron 107.85 acres, Ref. V. 619, P. 598, in the south line of said Wilson Survey and in the north line of said Johnson Survey;

Thence west, 1781.96 feet with the south line of said 55.1464 acre tract, the north line of said 107.85 acre tract and with said County dirt Road No. 1021 to the PLACE OF BEGINNING and containing 47.1542 acres of land.

CERTIFICATION:

I, hereby certify that I made the survey on the ground on Aug. 5, 2006 on the herein described tract shown hereon and set corner stakes as reflected on the plat and that only visible improvements on the ground are as shown on the survey; to my knowledge, there are no encroachments, overlapping of improvements or conflicts except as shown on the survey plat; that the survey is guaranteed to its completeness.

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