

State of Texas
County of Kaufman

To: Kaufman County Title & Abstract Co. - G.F. No. 0365212DRW
Date: June 6, 2003

This is to certify that I have, this date, made a careful and accurate survey, on the ground, of property located at 16880 County Road No. 345, Kaufman County, Texas and the plat shown hereon is a correct and accurate representation of the property; lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated; and EXCEPT AS SHOWN, there are no visible and apparent easements, encroachments, or protrusions on the ground.

This survey was performed in connection with the G.F. Number described herein for title purposes only and reflects only those easements and right-of-ways of which the surveyor has been advised. Use of this survey by other parties and/or for other purposes shall be at user's risk and any loss resulting from other use shall not be the responsibility of the undersigned.

Description of Property

Being all that certain lot, tract or parcel of land located in the E. Ables Survey, Abstract No. 6, Kaufman County, Texas and being a part of a 119.8 acre tract of land conveyed to J. S. Smith from T. O. Rutledge, et al. by deed on August 7, 1916; Deed Records, Kaufman County, Texas and being more particularly described as follows:

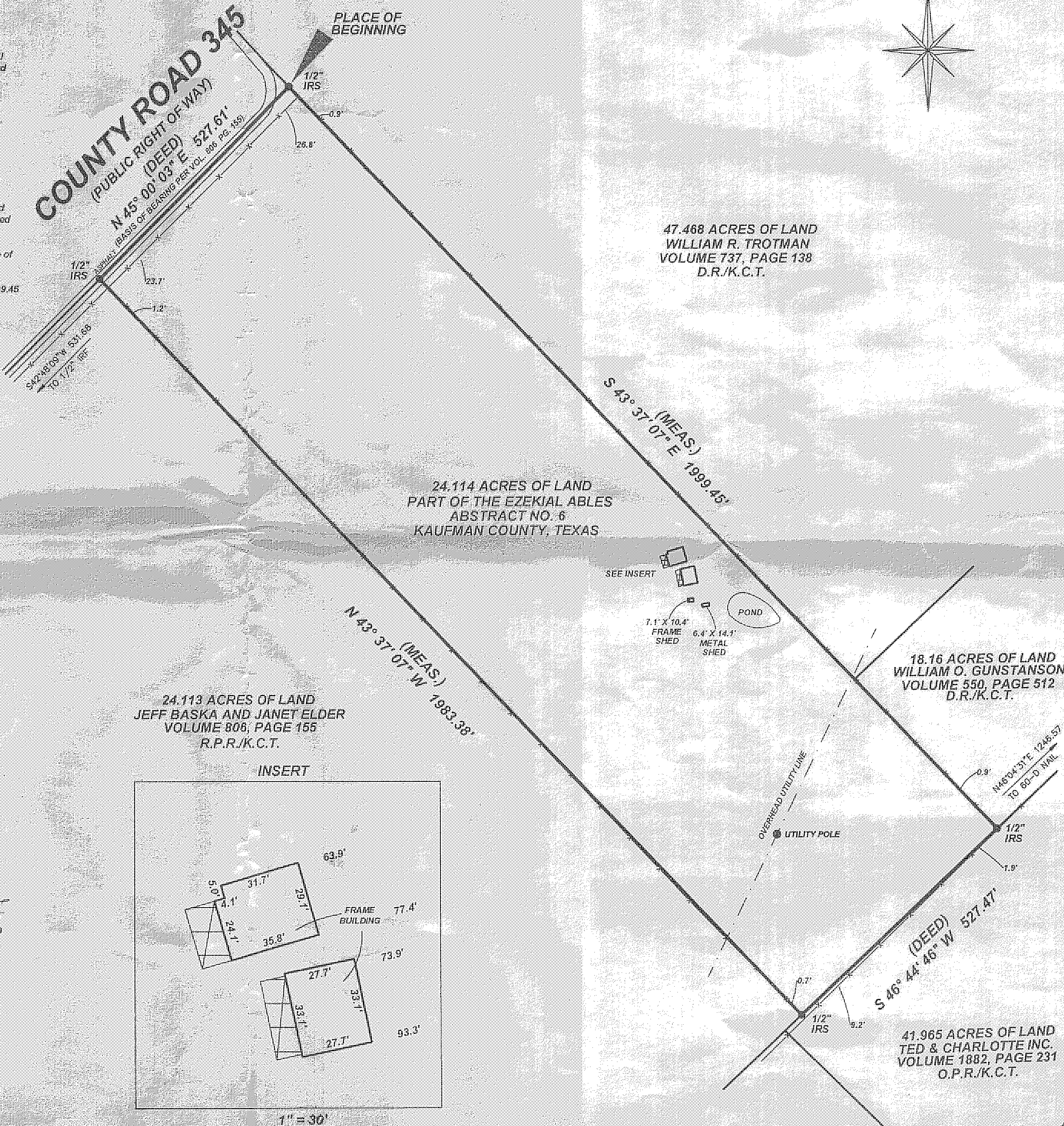
Beginning at a 1/2 inch diameter iron rod set at the North corner of said 119.8 acre tract, said point being in the centerline of County Road No. 345 (a public right of way);

Thence South 43 degrees 37 minutes 07 seconds East, along the Northeast line of said 119.8 acre tract, a distance of 1,999.45 feet to a 1/2 inch diameter iron rod set for corner in the Northwest line of a 41.965 acre tract of land conveyed to Ted & Charlotte Inc., by deed recorded in Volume 1882, Page 231, Official Public Records, Kaufman County, Texas;

Thence South 46 degrees 44 minutes 46 seconds West, along said Northwest line, a distance of 527.47 feet to a 1/2 inch diameter iron rod set at the East corner of a 24.113 acre tract of land conveyed to Jeff Baska and Janet Elder by deed recorded in Volume 806, Page 155, Real Property Records, Kaufman County, Texas;

Thence North 43 degrees 37 minutes 07 seconds West, along the Northeast line of said 24.113 acre tract, a distance of 1,983.38 feet to a 1/2 inch diameter iron rod set in the centerline of said County Road No. 345;

Thence North 45 degrees 00 minutes 03 seconds East (basis of bearing per volume 806, page 155, RPR/KCT), along said centerline, a distance of 527.61 feet to the PLACE OF BEGINNING and containing 24.114 acres of land.



Donald Lee Neagle
Donald Lee Neagle Registered Professional
Land Surveyor No. 5239

D.L. NEAGLE CO., INC.
PO BOX 182
TERRELL, TX 75160 (972) 524-2730

DATE	SCALE	JOB NO.
06/06/03	1" = 150'	03-0611