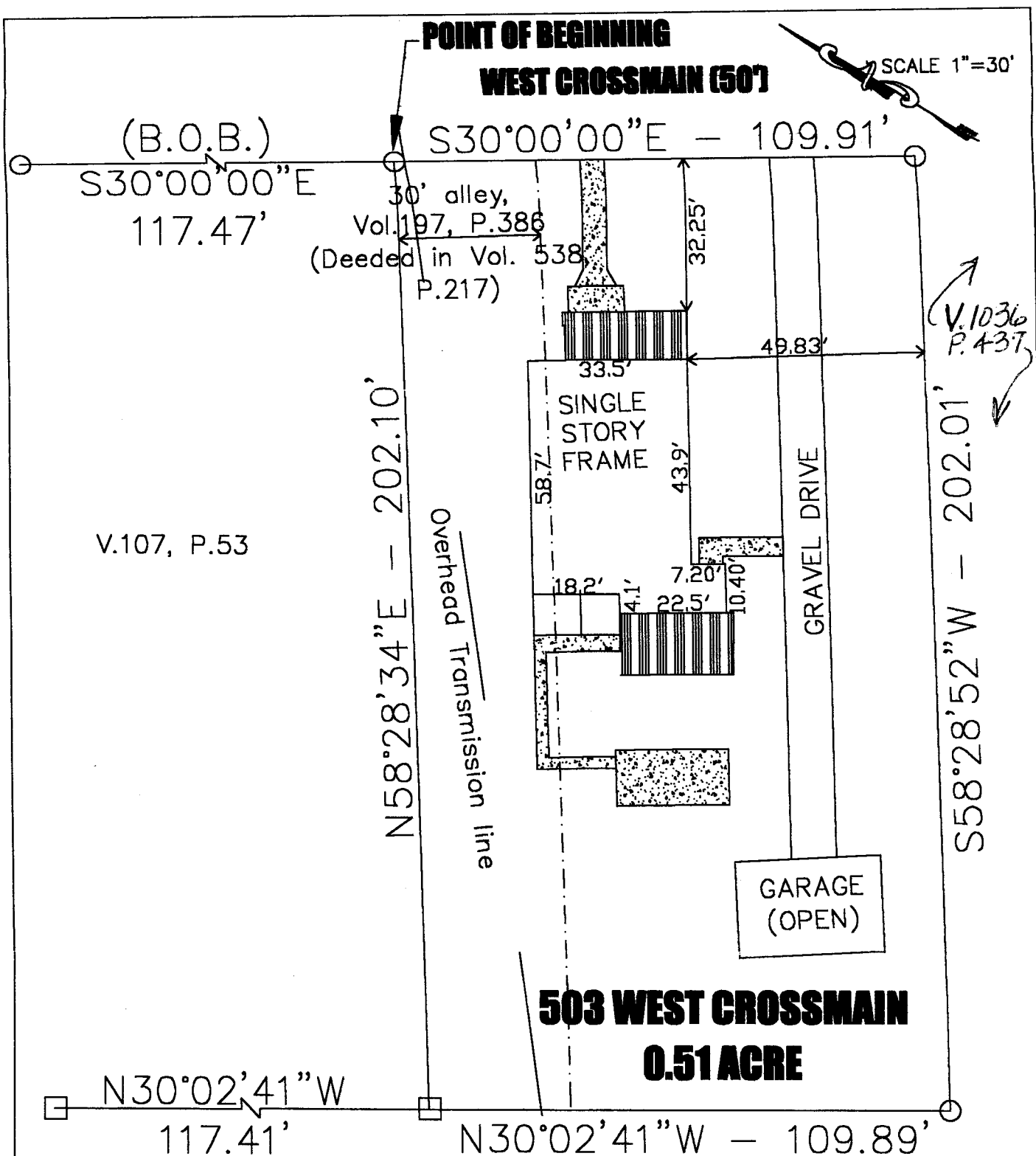




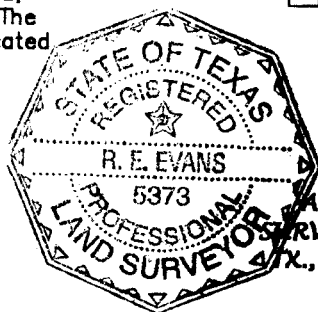
BASIS OF BEARINGS

S30°00'00"E, the southwesterly line of West Crossmain between a found 5/8" Iron Rod for the northeast corner of the tract in Vol. 107, P. 53, Ellis Co., Texas, Deed Records, and a found 5/8" Iron Rod for the southeast corner of said Deed.

SURVEYOR'S CERTIFICATE

I hereby certify that this exhibit and accompanying legal description is based on a survey made by me in the field on July 26, 2003, and that all points are found or set as described. This tract is subject to any recorded or non-recorded easements. The easement to Texas Power and Light Co. that is shown on Warranty Deed Vol. 1585, Page 459 as being recorded in Vol. 388, Page 214 is not found in said Deed. The power line as it actually exists was located and is shown hereon.

RANDI E. EVANS, RPLS 5373
505 W. CROSSMAIN
MILFORD, TX. 76670
CELL: (281)682-7796
HOME: (972)493-1173



50' alley,
Vol. 217, P. 538

Wire Fence

- Concrete steps and sidewalk
- Covered porch
- Found 5/8" Iron Rod
- Found 1" Iron Pipe

EXHIBIT "A"

A SURVEY OF 0.51 ACRE IN THE S. HERBOUGH SURVEY, A-477, AT 503 WEST CROSSMAIN, MILFORD, TX., AS RECORDED IN VOL. 1858, PG. 2404 OF THE ELLIS COUNTY, TEXAS, DEED RECORDS.

EXHIBIT "B"
**LEGAL DESCRIPTION OF 0.51 AC. OF LAND TO
ACCOMPANY PLAT OF SAME**

All that certain lot, tract, or parcel of land situated in Ellis County, Texas, being 0.51 acres of land, a part of the SAMUEL HERBOUGH SURVEY, A-477, and being that certain tract as described in a deed as recorded in Vol. 538, Page 217 in Deed Records of said Ellis County, this 0.51 ac. tract being more particularly described as follows:

Beginning at a 5/8" Iron Rod found for the northeast corner of said tract in Vol. 538, Page 217 (this Deed grants the 30' alley that was created by Deed in Vol. 197, Page 386) in Deed Records, being a point in the westerly right of way line of West Crossmain (also known as Milford-Itasca Road, 50.0' R/W);

Thence South 30 deg. 00 min. 00 sec. East along the southwesterly right of way line of said West Crossmain a distance of 109.91 ft. to a found 5/8" Iron Rod for the southeast corner of this 0.51 Acre tract;

Thence South 58 deg. 28 min. 52 sec. West (Record is South 60 deg 00 min West) a distance of 202.01 ft. to a point in the easterly line of an alley (50'), being a 5/8" Iron Rod found for the southwest corner of this tract;

Thence North 30 deg. 02 min. 41 sec. West (Record is North 30 deg 00 min West) along said easterly line of an alley a distance of 109.91 ft. to a 1" Iron pipe found for the northwest corner of this tract and southwest corner of a tract as described in Vol. 107, Page 53 of Ellis County Deed Records;

Thence North 58 deg. 28 min. 34 sec. East (Record is North 60 deg 00 min East) along the northerly line of this 0.51 acre tract and southerly line of said tract in Vol. 107, Page 53 of Ellis County Deed Records, a distance of 202.10 ft. to **THE POINT OF BEGINNING** and containing an area of 0.51 acres more or less.

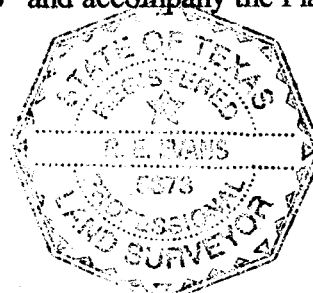
**THIS TRACT IS SUBJECT TO, HOWEVER, THE FOLLOWING
EASEMENT AND/OR RESERVATION:**

- 1.) An easement for an electrical transmission line that is shown as being in Vol. 388, Page 214 in a deed recorded in Vol. 1585, Page 459. However, that is not the correct location for the easement, and the transmission line as it is actually located on the ground is shown on Exhibit "A".

SURVEYOR'S CERTIFICATE

I hereby certify that this legal description is based on a survey made by me in the field on July 24, 2003, and that all points are found or set as described. This tract is subject to any recorded or non-recorded easements. This description is Exhibit "B" and accompany the Plat as Exhibit "A", and are made a part hereof.

RANDI E. EVANS, TX. RPLS 5373



Randi E. Evans
08/01/03