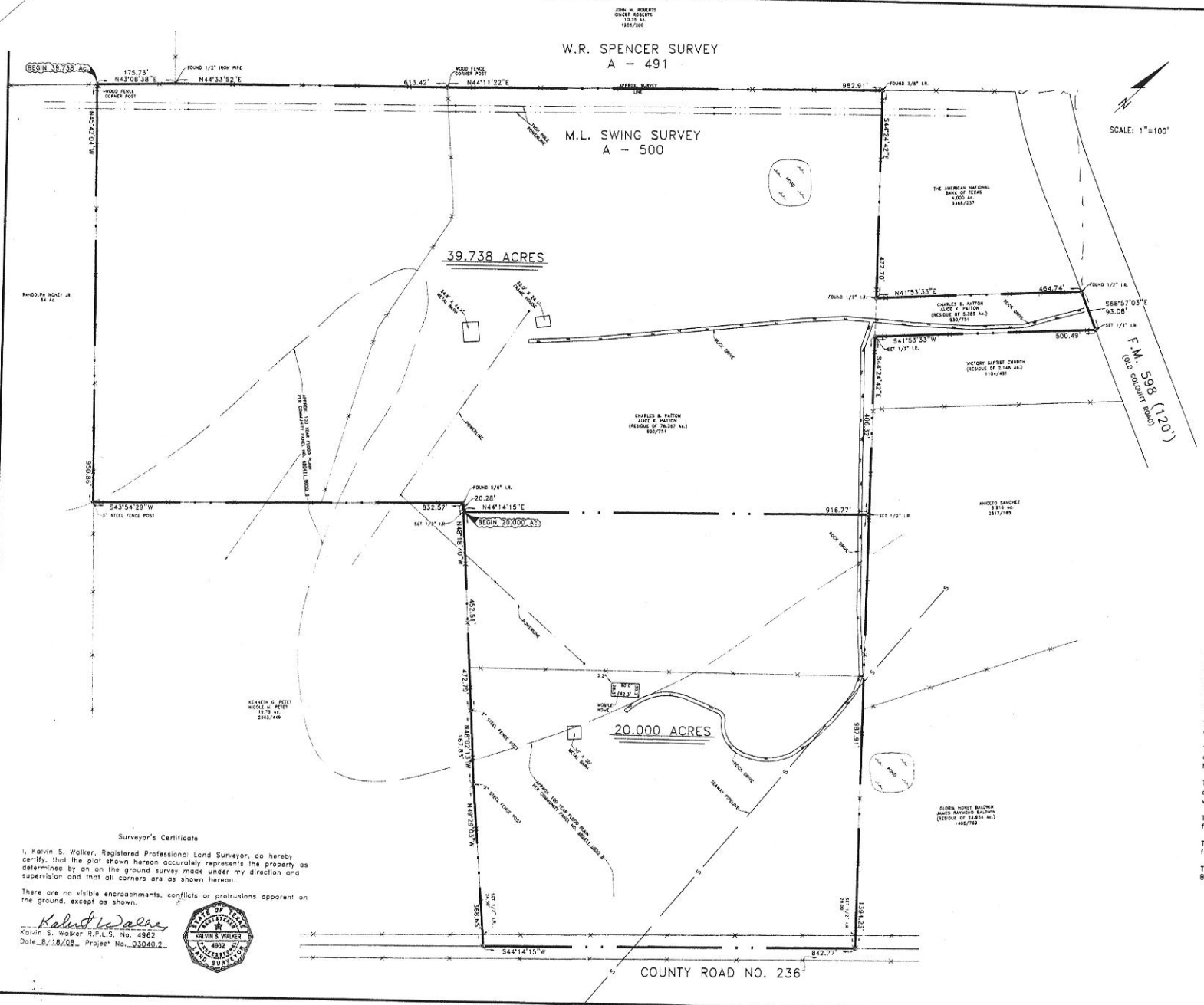

LEGAL DESCRIPTION
39.738 ACRES

STATE OF TEXAS
COUNTY OF KAUFMAN

BEING all that certain tract or parcel of land in the M.L. Swing Survey, A-500, Kaufman County, Texas, and being a part of that called 78.367 acre tract and a part of that called 5.385 acre tract as conveyed from Jesse W. Akin et al, to Charles B. Patton and Alice K. Patton, as recorded in Volume 930, Page 751, of the Deed Records of Kaufman County, Texas, and being more particularly described as follows;

BEGINNING at a wood fence corner post at the west corner of said 78.367 acre tract;

THENCE N43°08'38"E, along the northwest line of said tract, a distance of 175.73 feet to a ½" iron pipe found for corner;

THENCE N44°11'22"E, continuing along the northwest line of said tract, a distance of 982.91 feet to 3/8" iron rod found for corner at the north corner of said 78.367 acre tract and at the west corner of a 4.000 acre tract conveyed to The American National Bank of Texas, as recorded in Volume 3368, Page 237;

THENCE S44°24'42"E, along the southwest line of said 4.000 acre tract, a distance of 472.70 feet to a ½" iron rod found for corner;

THENCE N41°53'33"E, along the southeast line of said 4.000 acre tract, a distance of 464.74 feet to a ½" iron rod found for corner in the southwest R.O.W. of F.M. 598 (aka Old Colquitt Road);

THENCE S66°57'03"E, along the southwest R.O.W. of F.M. 598, a distance of 93.08 feet to a ½" iron rod set for corner;

THENCE S41°53'33"W, along the southeast line of said 5.385 acre tract and along the northwest line of a 2.148 acre tract conveyed to Victory Baptist Church as recorded in Volume 1104, Page 491, a distance of 500.49 feet to a ½" iron rod set for corner;

THENCE S44°24'42"E, along the northeast line of said 78.367 acre tract, a distance of 406.32 feet to a ½" iron rod set for corner;

THENCE S44°14'15"W, a distance of 916.77 feet to a ½" iron rod set for corner;

THENCE N48°18'40"W, a distance of 20.28 feet to a 5/8" iron rod found for corner at the north corner of a 19.75 acre tract conveyed to Kenneth G. Petet and Nicole M. Petet, as recorded in Volume 2563, Page 449;

THENCE S43°54'29"W, along the northwest line of said Petet tract, a distance of 832.57 feet to a 3" steel fence corner post for corner;

THENCE N45°42'04"W, along the southwest line of said 78.367 acre tract, a distance of 950.86 feet to the POINT OF BEGINNING and containing 39.738 acres of land.

C:\j03040

LEGAL DESCRIPTION
20.000 ACRES

STATE OF TEXAS
COUNTY OF KAUFMAN

BEING all that certain tract or parcel of land in the M.L. Swing Survey, A-500, Kaufman County, Texas, and being a part of that called 78.367 acre tract as conveyed from Jesse W. Akin et al, to Charles B. Patton and Alice K. Patton, as recorded in Volume 930, Page 751, of the Deed Records of Kaufman County, Texas, and being more particularly described as follows;

COMMENCING at a wood fence corner post at the west corner of said 78.367 acre tract; THENCE S45°42'04"E, along the southwest line of said tract, a distance of 950.86 feet to a 3" steel fence corner post for corner, said point being the west corner of a 19.75 acre tract conveyed to Kenneth G. Petet and Nicole M. Petet as recorded in Volume 2563, Page 449; THENCE N43°54'29"E, along the northwest line of said Petet tract, a distance of 832.57 feet to a 5/8" iron rod found for corner; THENCE S48°18'40"E, a distance of 20.28 feet to a ½" iron rod set for corner and the POINT OF BEGINNING;

THENCE N44°14'15"E, a distance of 916.77 feet to a ½" iron rod set for corner in the northeast line of said 78.367 acre tract;

THENCE S44°24'42"E, along the northeast line of said 78.367 acre tract, a distance of 987.91 feet to a point in the centerline of County Road No. 236, a ½" iron rod set for witness bears N44°24'42"W, 29.00 feet;

THENCE S44°14'15"W, along the centerline of said County Road, a distance of 842.77 feet to a point for corner, a ½" iron rod set for witness bears N49°29'03"W, 24.50 feet;

THENCE N49°29'03"W, a distance of 368.65 feet to a 3" steel fence post for corner;

THENCE N48°02'13"W, a distance of 167.83 feet to a 3" steel fence post for corner;

THENCE N48°18'40"W, a distance of 452.51 feet to the POINT OF BEGINNING and containing 20.000 acres of land.

Surveyor's Certificate

I, Kalvin S. Walker, Registered Professional Land Surveyor, do hereby certify, that the plat shown hereon accurately represents the property as determined by an on the ground survey made under my direction and supervision and that all corners are as shown hereon.

There are no visible encroachments, conflicts or protrusions apparent on the ground, except as shown.

Kalvin S. Walker R.P.L.S. No. 4962
Date 8/18/08 Project No. 03040.2

STATE OF TEXAS
REGISTERED
KALVIN S. WALKER
4962
PROFESSIONAL
LAND SURVEYOR

BOUNDARY SURVEY						
39.738 ACRES AND 20.000 ACRES IN THE M.L. SWING SURVEY, A-500						
V	VANNOY SURVEYORS, INC. P.O. BOX 249 ~ 306 N. ADELAIDE ST. TERRELL, TEXAS 75160 ~ PH 972-563-7101					S
KAUFMAN COUNTY, TEXAS						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
KSW	EC	8/18/08	1"=100'		03040.2	1/1