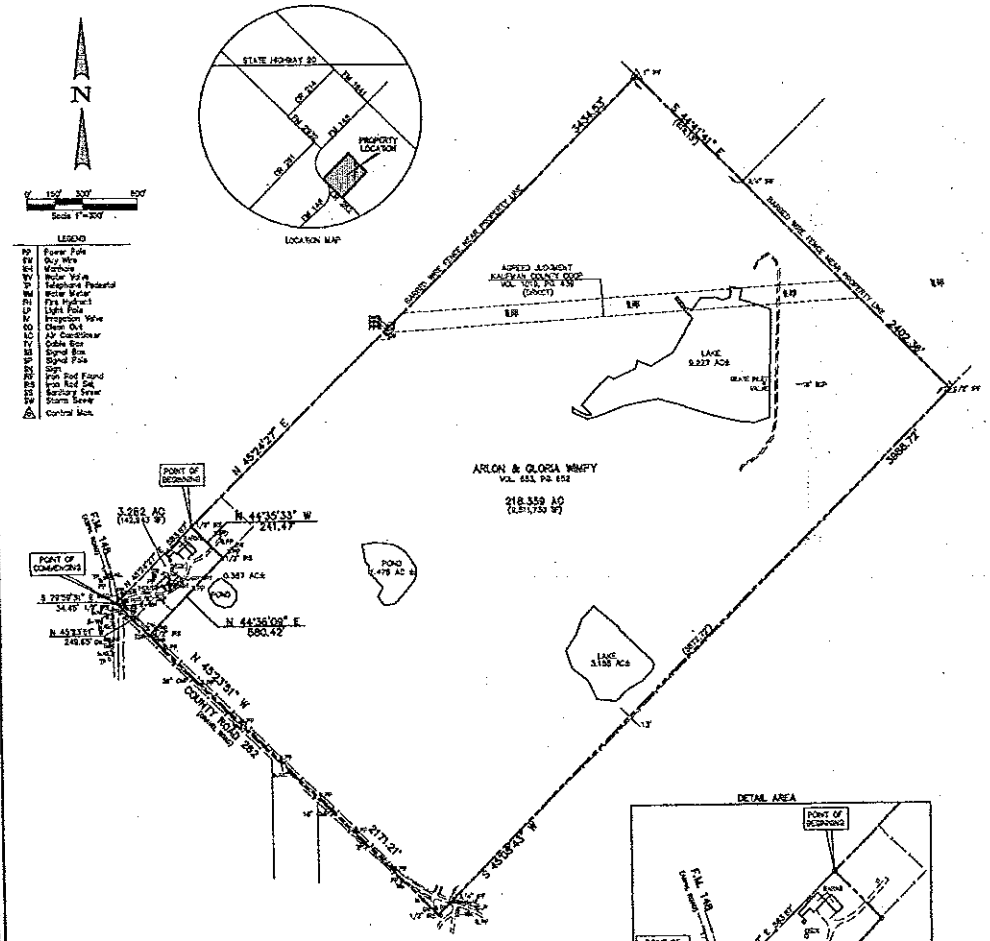

BASIS OF BEARINGS
The bearings contained herein are based upon GPS measurements taken in the field on January 24th, 2006.

FLOOD PLAIN NOTE
According to the Federal Emergency Management Agency, Flood Insurance Rate Map, Community Panel Number 480477 0100 B dated September 4, 1989
the subject property does not lie within the 100-year flood plain.
The subject property does lie within Zone X which is areas determined to be outside the 500-year floodplain.

FIELD NOTE DESCRIPTION

STATE OF TEXAS
COUNTY OF KAUFMAN

BEING a tract of land situated in the Friend Nickolson Survey, Abstract No. 313, Kaufman County, Texas and being a portion of a tract of land as described in a deed to Margaret A. Lucas and recorded in Volume 568, Page 161 of the Deed Records of Kaufman County, Texas (DRKCT) and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with a red plastic cap stamped W.A.I. set for corner from whence a capped 5/8 inch found bears South 73 degrees 59 minutes 31 seconds East a distance of 31.45 feet, said iron rod set being in the intersection of the centerlines of F.M. 148 and County Road 282;

THENCE North 45 degrees 24 minutes 27 seconds East a distance of 563.87 feet to a 1/2 inch iron rod with a red plastic cap stamped W.A.I. set for the Point of Beginning;

THENCE North 45 degrees 24 minutes 27 seconds East a distance of 3434.53 feet to a 1 inch iron pipe found for corner;

THENCE South 44 degrees 41 minutes 41 seconds East, passing a 3/4 inch iron rod found at 813.13 feet, for a total distance of 2402.36 feet to a 1/2 inch iron pipe found for corner;

THENCE South 45 degrees 08 minutes 43 seconds West , passing a 3/4 inch iron pipe found at 3672.72 feet, for a total distance of 3688.72 feet to a 1/2 inch iron rod with a red plastic cap stamped W.A.I. set for corner;

THENCE North 45 degrees 23 minutes 31 seconds West a distance of 2171.21 feet to a 1/2 inch iron rod with a red plastic cap stamped W.A.I. set for corner;

THENCE North 44 degrees 36 minutes 09 seconds East a distance of 580.42 feet to a 1/2 inch iron rod with a red plastic cap stamped W.A.I. set for corner;

THENCE North 44 degrees 35 minutes 33 seconds West a distance of 241.47 feet to Point of Beginning.

Containing within these metes and bounds 218.359 acres or 9,511,730 square feet of land more or less.

The bearings contained herein are based upon GPS measurements taken in the field on January 24th, 2006.

SURVEYOR'S STATEMENT

The undersigned does hereby declare that the survey shown hereon was prepared from an actual on the ground survey performed on the 24th day of January 2006, and that the professional service substantially complies with the Minimum Standards of Practice as approved by the Texas Board of Professional Land Surveying, effective September 1, 1992.

S.J. Elam
Registered Professional Land Surveyor
Texas Registration # 4581
Winkelmann & Associates, Inc.
8750 Kitchen Plaza Drive, Suite 100
Dallas, Texas 75220
(972) 490-3090

STATE OF TEXAS
S. J. ELAM
4581
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Please note that the use of the word "SURVEY" or "CERTIFICATE" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

The Surveyor has not abstracted the record title and/or easements of the subject property. The Surveyor prepared this survey with the benefit of a title commitment described below, and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property which may have been filed in the real property records but are not disclosed in said title commitment.

Title commitment provided by: Republic Title, GF# 05R22C30 6.14
Issued: January 24, 2006

16

a. Easement to Kaufman County Electric Coop, dated 08/07/1939, recorded in Volume 265, Page 58 Deed Records of Kaufman County, Texas.
Easement affects the property however due to generalities it cannot be shown.

b. Easement to Kaufman Van Zandt SUD, dated 12/09/1974, recorded in Volume 597, Page 651, Deed Records of Kaufman County, Texas.
Easement affects the property however due to generalities it cannot be shown.

c. Easement to Gastonia Scurry Water Supply Corporation, dated 05/25/1979, recorded in Volume 656, Page 013, Deed Records of Kaufman County, Texas.
Easement affects the property however due to generalities it cannot be shown.

d. Right-of-way easement to Gastonia Scurry Water Supply Corporation, dated 04/19/2006, recorded in Volume 2634, Page 248, Deed Records of Kaufman County, Texas.
Easement affects the property however due to generalities it cannot be shown.

e. Agreed Judgment, dated 04/30/1991, executed by Kaufman County Electric Coop to Arlon N. Wimpy, Sr., recorded in Volume 1018, page 459, Official Public Records of Kaufman County, Texas. Shown.

f. Title interest not checked.

g. Title interest not checked.

h. Standard title exception.

i. Standard title exception.

j. Standard title exception.

No.	DATE	REVISION	APPROVED

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
8750 KITCHEN PLAZA DRIVE, SUITE 100
DALLAS, TEXAS 75220
(972) 490-3090

FRIEND NICKOLSON SURVEY, ABSTRACT NO. 313
KAUFMAN COUNTY, TEXAS
CHARLES HUDSON
6207 ST. ALBANS
DALLAS, TEXAS 75214

BOUNDARY SURVEY
218.359 ACRES

Scale: 1"=300'
Designed by: MK
Drawn by: T.S.
Checked by: L.A.
File: 4060207.DWG
Project No.: 4060207

SHEET
1
OF
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