

R. SOWELL SURVEY

ABSTRACT NO. 443
 CALL: 139.08 AC.
 NEIL CRAIG HARRISON, ET AL
 VOL. 853, PG. 620

**SURVEYED:
 13.00 ACRES**

PART OF CALL: 32,000 AC.
 ALTA MAE GRACY
 VOL. 1975, PG. 1
 REF: VOL. 675, PG. 226

PLACE OF BEGINNING (13.00 AC.)
 1/2" I.R.F. (CAPPED "STANGER")

CALL: 18.35 AC.
 DEREK Z. GRACY
 VOL. 2803, PG. 301

CALL: 8.720 AC.
 DEREK ZANE GRACY
 VOL. 1166, PG. 164

CALL: 2.416 AC.
 VOL. 1166, PG. 164

CALL: 1.594 AC.
 VOL. 1166, PG. 164

**SURVEYED:
 6.27 ACRES**

DRIVE WAY

PLACE OF BEGINNING (6.27 AC.)
 1/2" IRON PIPE (FOUND)

CALL: 10.34 AC.
 JERRY JACOBS, ET UX
 VOL. 2807, PG. 222

EASEMENT (1.83 AC.)
 SEE METES AND BOUNDS DESCRIPTION

CALL: 22,220 AC.
 JERRY G. JACOBS, ET UX
 VOL. 840, PG. 706

A. FERGUSON SURVEY

ABSTRACT NO. 162
 CALL: 22,220 AC.
 ALFRED DAVID MAGNANI, ET AL
 VOL. 724, PG. 14-

LEGEND

- DENOTES PATENT SURVEY LINE (APPROXIMATE LOCATION)
- X-X- DENOTES BARBED WIRE FENCE
- DENOTES 1/2" I.R.S. (UNLESS OTHERWISE NOTED)
- I.R.F. = DENOTES IRON ROD (FOUND)
- I.R.S. = DENOTES IRON ROD (SET) W/CAP STAMPED "STANGER"

J. BIGGS SURVEY

ABSTRACT NO. 44

STATE HIGHWAY NO. 34

100' easement

55.2

5.8

5.35

POND

L15 TO L17

L17 TO L25

L25

L26

L27

L28

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EXHIBIT "A"
Property Description

METES AND BOUNDS DESCRIPTION FOR 18.35 ACRES OF LAND

BEING 18.35 acres of land situated in the James Biggs Survey, Abstract No. 44, and in the E. A. Ferguson Survey, Abstract No. 162, Kaufman County, Texas, and being a part of that certain called 153.71 acre tract described in a Special Warranty Deed with Vendor's Lien, dated September 20, 2005, from Texas Scottish Rite Hospital for Crippled Children to LMM, L.L.C., recorded in Volume 2729, Page 186 of the Official Public Records of Kaufman County, Texas. Said 18.35 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod capped "Stanger" (found) for corner at the most Westerly corner of the above reference 153.71 acre tract, being located in the recognized Northwest line of the E. A. Ferguson Survey, Abstract No. 162, and being located South 47 deg. 12 min. 14 sec. West, a distance of 709.80 feet from a 1/2 inch iron rod (found) at the recognized North corner of said E. A. Ferguson Survey and the recognized West corner of the James Biggs Survey, Abstract No. 44;

THENCE: North 47 deg. 12 min. 14 sec. East, with the most Westerly Northwest line of said 153.71 acre tract and with the recognized Northwest line of the E. A. Ferguson Survey, a distance of 267.97 feet to a 1/2 inch iron rod capped "Stanger" (found) for corner at an angle corner of said 153.71 acre tract;

THENCE: North 70 deg. 10 min. 51 sec. East, continuing with the most Westerly Northwest line of said 153.71 acre tract, a distance of 135.53 feet to a 1/2 inch iron rod (set) for corner in same;

THENCE: South 44 deg. 24 min. 17 sec. East, a distance of 1050.35 feet to a 1/2 inch iron rod (set) for corner;

THENCE: South 81 deg. 08 min. 50 sec. East, a distance of 1008.82 feet to a 1/2 inch iron rod (set) for corner in the West right-of-way line of State Highway No. 34 (a 80' right-of-way);

THENCE: South 09 deg. 05 min. 33 sec. West, with the West right-of-way line of State Highway No. 34, a distance of 424.00 feet to a 1/2 inch iron rod (set) for corner in same;

THENCE: North 81 deg. 09 min. 59 sec. West, a distance of 604.30 feet to a 1/2 inch iron rod (set) for corner;

THENCE: North 44 deg. 31 min. 43 sec. West, a distance of 576.55 feet to a 1/2 inch iron rod (set) for corner;

THENCE: South 45 deg. 43 min. 32 sec. West, a distance of 288.30 feet to a 1/2 inch iron pipe (found) for corner at an angle corner in the most Westerly Southwest line of said 153.71 acre tract, at the North corner of that certain called 22,220 acre tract described in a Warranty Deed with Vendor's Lien from Jerry Wayne Nix and wife, Glenda Nix to Jerry G. Jacobs and wife, Linda A. Jacobs, recorded in Volume 840, Page 706 of the Deed Records of Kaufman County, Texas, and at the most Northerly East corner of that certain called 32.000 acre tract described in a Contract of Sale and Purchase between the Veterans Land Board of Texas and Michael David Keyes, recorded in Volume 675, Page 226 of the Deed Records of Kaufman County, Texas;

THENCE: North 44 deg. 32 min. 56 sec. West (Bearing Base, per Vol. 2729, Pg. 186, O.P.R.K.C.T.), with the most Westerly Southwest line of said 153.71 acre tract, with the most Westerly Northeast line of said 32.000 acre tract, a distance of 1113.38 feet back to the **PLACE OF BEGINNING** and containing 18.35 acres of land,