

Tract 1
58.47 Acres
John Hay Survey, Abstract 361
HB County, Texas

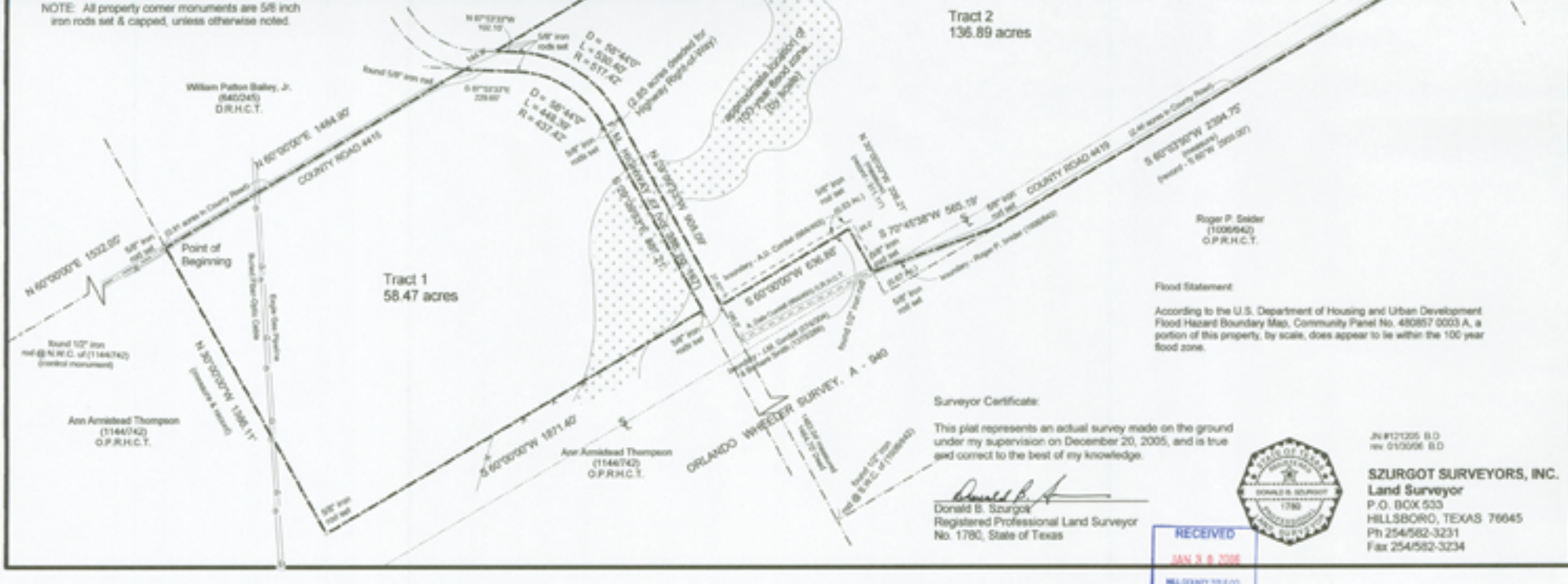
All that certain lot, tract or parcel of land lying and situated in the John Hay Survey, Abstract 361, HB County, Texas, being a part of that certain tract of land described as 199.0 acres in the deed to Barbara Smith, dated October 26, 2005, and recorded in Volume 1375, Page 266, Official Public Records of HB County, Texas, and being more particularly described by metes and bounds as follows:
BEING (hereinafter) at a 5/8 inch iron rod set at a corner lying in County Road 4415, the northwest corner of said 199.0 acres, the northeast corner of that certain tract of land described in the deed to Ann Armistead Thompson, recorded in Volume 1144, Page 742, Official Public Records of HB County, Texas, said corner bears North 60 degrees 00 minutes 00 seconds East 1532.95 feet from a 1/2 inch iron rod found at the northwest corner of said Thompson tract.
THENCE North 60 degrees 00 minutes 00 seconds East 1484.96 feet partially along said road and along the north line of said 199.0 acres to a 5/8 inch iron rod set at a corner lying in the westerly right-of-way line of F.M. Highway 67;
THENCE South 87 degrees 53 minutes 33 seconds East 229.85 feet along said right-of-way line to a 5/8 inch iron rod set at a corner lying in a circular curve to the right having a radius of 437.42 feet;
THENCE Southeast along said curve to the right through a central angle of 58 degrees 44 minutes 00 seconds, an arc length of 448.35 feet to a 5/8 inch iron rod set at a corner;
THENCE South 29 degrees 06 minutes 33 seconds East along said right-of-way line 187.21 feet to a 5/8 inch iron rod set at a corner lying in the south line of said 199.0 acres;
THENCE South 60 degrees 00 minutes 00 seconds West along said south line 1871.40 feet to a 5/8 inch iron rod set at a corner, the southeast corner of said 199.0 acres, and made all corner of said Thompson tract;
THENCE North 30 degrees 00 minutes 00 seconds West 1386.11 feet to the point of beginning and containing 58.47 acres of land, more or less, of which 0.91 acres lies in County Road 4415, leaving a net of 57.56 acres.

Tract 2
136.89 Acres
John Hay Survey, Abstract 361
Orlando Wheeler Survey, Abstract 540
HB County, Texas

All that certain lot, tract or parcel of land lying and situated in the John Hay Survey, Abstract 361 and the Orlando Wheeler Survey, Abstract 540, HB County, Texas, being a part of that certain tract of land described as 199.0 acres in the deed to Barbara Smith, dated October 26, 2005, and recorded in Volume 1375, Page 266, Official Public Records of HB County, Texas, and being more particularly described by metes and bounds as follows:

NOTE: All property corner monuments are 5/8 inch iron rods set & capped, unless otherwise noted.

BEING (hereinafter) at a 1/2 inch iron rod found at a corner, the southeast corner of said 199.0 acres, an inside of corner of that certain tract of land described in the deed to John C. Rogers, recorded in Volume 980, Page 380, Official Public Records of HB County, Texas;
THENCE South 30 degrees 36 minutes 00 seconds East along the east line of said 199.0 acres, 1722.85 feet to a 1/2 inch iron rod found at a corner lying in County Road 4415, the southeast corner of said 199.0 acres, the most southerly southeasterly corner of said Rogers tract, the northeast corner of that certain tract of land described in the deed to Roger P. Seider, recorded in Volume 1006, Page 542, Official Public Records of HB County, Texas, said corner bears South 50 degrees 00 minutes 00 seconds West 1312.01 feet from a 1/2 inch iron rod found at the southeast corner of said Rogers tract;
THENCE South 60 degrees 00 minutes 00 seconds West 2394.75 feet along the south line of said 199.0 acres, the north line of said Seider tract to a 5/8 inch iron rod set at a corner;
THENCE South 70 degrees 45 minutes 36 seconds West 565.19 feet along said north line to a 5/8 inch iron rod set at a corner;
THENCE North 30 degrees 00 minutes 00 seconds West 206.21 feet to a 5/8 inch iron rod set at a corner;
THENCE South 60 degrees 00 minutes 00 seconds West 536.88 feet to a 5/8 inch iron rod set at a corner lying in the east right-of-way line of F.M. Highway 67;
THENCE North 29 degrees 06 minutes 33 seconds West along said right-of-way line 908.59 feet to a 5/8 inch iron rod set at a corner lying in a circular curve to the left having a radius of 517.42 feet;
THENCE Northwest along said curve to the left through a central angle of 58 degrees 44 minutes 00 seconds, an arc length of 530.40 feet to a 5/8 inch iron rod set at a corner;
THENCE North 67 degrees 53 minutes 33 seconds West 102.15 feet along said right-of-way to a 5/8 inch iron rod set at a corner lying in the north line of said 199.0 acres;
THENCE North 10 degrees 00 minutes 00 seconds East 2884.27 feet along the north line of said 199.0 acres to the point of beginning and containing 136.89 acres of land, more or less, of which 2.17 acres lies in County Road 4415, leaving a net of 134.72 acres.



Surveyor Certificate:

This plat represents an actual survey made on the ground under my supervision on December 20, 2005, and is true and correct to the best of my knowledge.

Donald B. Szurgot
Registered Professional Land Surveyor
No. 1780, State of Texas



JN#121205 B.O.
rev 01/05/06 B.O.

SZURGOT SURVEYORS, INC.
Land Surveyor
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Flood Statement

According to the U.S. Department of Housing and Urban Development Flood Hazard Boundary Map, Community Panel No. 480857 0003 A, a portion of this property, by scale, does appear to be within the 100 year flood zone.