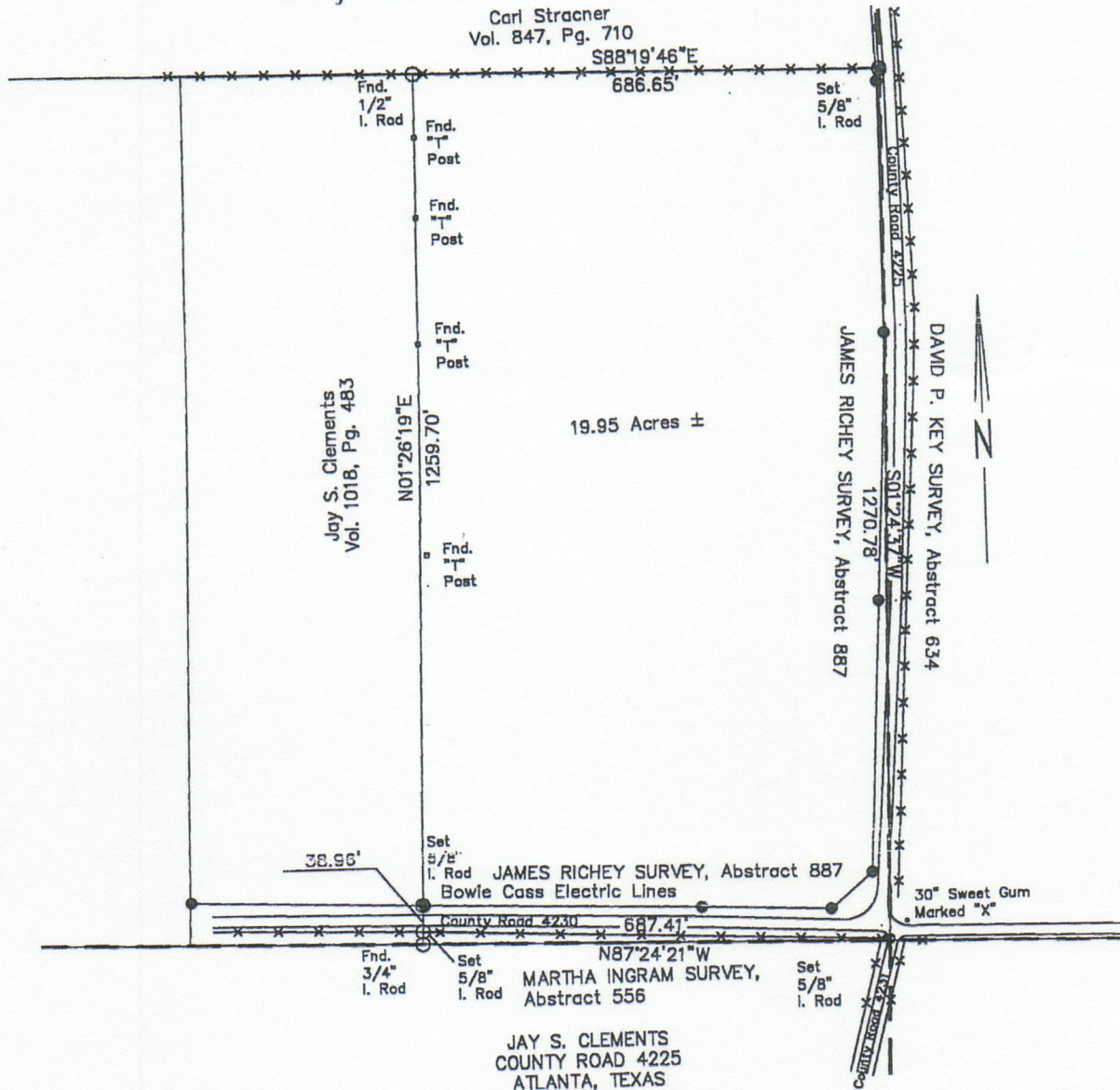


Terry McEntire 817-271-0321

Carl Stracner
Vol. 847, Pg. 710



DESCRIPTION: being all that certain 19.95 acre tract or parcel of land situated in the JAMES RICHEY SURVEY, Abstract 887, Cass County, Texas, and being a part of a 50 acre tract of land conveyed to Jay S. Clements by Warranty Deed as recorded in Volume 1018, Page 483 of the Real Property Records of Cass County, Texas, said 19.95 acre tract being more fully described by metes and bounds as follows:

BEGINNING: at a 5/8 inch iron rod set in County Road 4231, being North 3.11 feet from the Southeast corner of said RICHEY SURVEY, same being the Southwest corner of the DAVID P. KEY SURVEY, Abstract 634, said rod being the Southeast corner of this tract;
THENCE: N 87° 24' 21" W 12.10 feet to a fence corner post and continuing on a total distance of 687.41 feet with a fence to a 5/8 inch iron rod set for the Southwest corner of this tract;
THENCE: N 01° 26' 19" E 38.96 feet to a 5/8 inch iron rod set for a reference and being 1.27 feet West of a Power Pole and continuing on with the East line of a 10.00 acre tract a total distance of 1259.70 feet to a 1/2 inch iron rod found for the Northeast corner of said 10.00 acre tract and the Northwest corner of this tract;
THENCE: S 88° 19' 46" E 686.65 feet generally with a fence to a 5/8 inch iron rod set at a fence corner on the West side of County Road 4225, for the Northeast corner of this tract;
THENCE: S 01° 24' 37" W 1270.78 feet with the East line of said RICHEY SURVEY, to the POINT OF BEGINNING, and containing 19.95 acres of land more or less.

THIS IS TO CERTIFY: that the Plat and Field Notes hereon are the results of a survey made on the ground by me on June 27, 2001 and that the lines and dimensions are true and correct, corners being as indicated and that there are no visible easements, encroachments, conflicts or protrusion except as shown.

Scale: 1 in. = 200 ft.
Date: June 27, 2001
Number: 010626

Benefield Surveying
303 Clements Road
Queen City, Texas 75572

A. M. Benefield, Jr.
A. M. Benefield, Jr.
T. R. P. L. S. No. 1656
903-796-5849