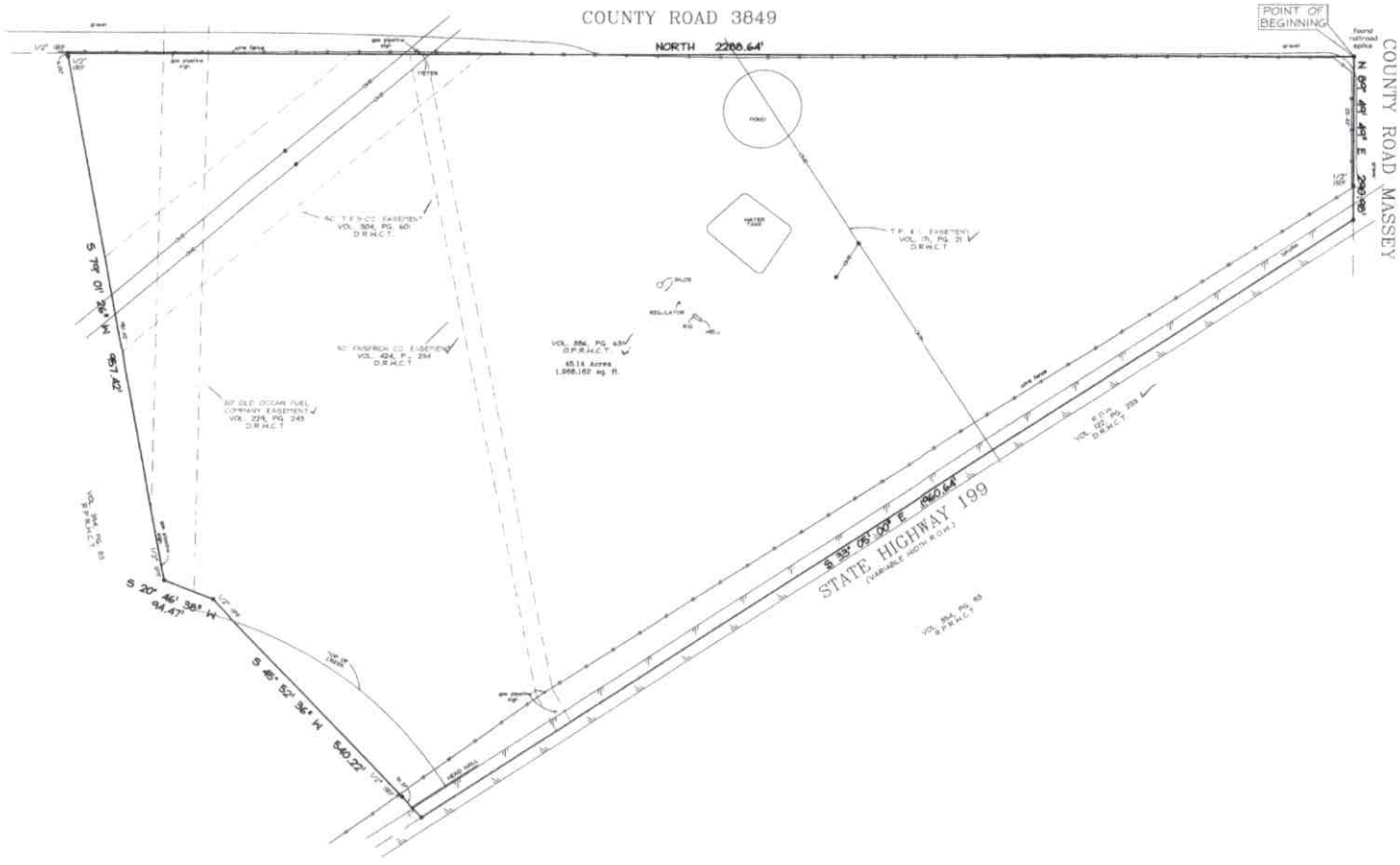

LEGEND OF ABBREVIATIONS AND SYMBOLS

B.C.	= Brick Column	I.F.P.	= Iron Pipe Found	S.E.	= Sewer Easement
B.C.O.F.	= Back Of Curb Inlet Found	I.R.	= Iron Rod Found	S.W.	= Sidewalk
B.L.R.	= Structure with a Permanent Foundation	I.R.F.	= Iron Rod Found	D.E.	= Drainage Easement
B.L.	= Building Line	I.R.S.	= Iron Rod Set	U.E.	= Utility Easement
C.L.	= Centerline	L.T.	= Lightpolle Timber		= Utility Pole
D.E.	= Drainage Easement	M.E.	= Maintenance Easement	X.T.R.M.	= Cross Tie Retaining Wall
D.W.	= Driveway	P.A.E.	= Public Access Easement	O.H.E.S.	= Overhead Electric Service Line
E.T.	= Electric Transformer	P.O.B.	= Point of Beginning		= Brick
F.P.	= Fence Post	R.O.W.	= Right of way		= Wood Deck
G.R.	= Grade	R.W.	= Retaining wall		= Fence
					= Concrete
					= Covered porch, Entrance or Deck
					( ) = Record Data

Field Notes Description

45.14 acres of land out of the Edward Stephens Survey, Abstract No. 764, Wise County, Texas, and the Thomas Skidmore Survey, abstract No. 776, Wise County, Texas, and being the same tract of land conveyed to Ronald W. Erwin, Joey L. Gardner and Gary L. Wilcox by deed recorded in Volume 1580, Page 78, Deed Records, Wise County Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a railroad spike found in the intersection of the south right-of-way line of County Road Massey with the east right-of-way line of County Road 3849 for the northwest corner of said Erwin, Gardner and Wilcox tract;

THENCE N 89° 48' 46" E, with the south right-of-way line of said County Road Massey and the north line of said Erwin, Gardner and Wilcox tract, at 231.42 feet passing a 1/2" iron rod found in the southwest right-of-way line of State Highway 199, a distance of 290.00 feet in all to a point in the centerline of said State Highway 199 for the northeast corner of said Erwin, Gardner and Wilcox tract;

THENCE S 33° 05' 00" E, with the centerline of said State Highway 199 and the northeast line of said Erwin, Gardner and Wilcox tract, 940.64 feet to a point for the most easterly southeast corner of said Erwin, Gardner and Wilcox tract at an interior corner of the remainder tract recorded in Volume 504, Page 63, (DRWCT);

THENCE S 46° 52' 36" W, with the southeast line of said Erwin, Gardner and Wilcox tract and the northwesterly line of said remainder tract, at 51.21 feet passing a 1/2" iron rod found in the southeast right-of-way line of said State Highway 199, a distance of 540.22 feet in all to a 1/2" iron pipe found;

THENCE S 20° 46' 38" W, continuing with the southeast line of said Erwin, Gardner and Wilcox tract and the northwesterly line of said remainder tract, 94.47 feet to a 1/2" iron pipe found for corner;

THENCE S 79° 01' 26" W, with the south line of said Erwin, Gardner and Wilcox tract and the most westerly north line of said remainder tract, at 650.42 feet passing a 1/2" iron rod found for reference, a distance of 657.42 feet in all to a 1/2" iron rod found in the east right-of-way line of said County Road 3849 for the southwest corner of said Erwin, Gardner and Wilcox tract;

THENCE NORTH, record bearing, with the east line of said Erwin, Gardner and Wilcox tract and the east right-of-way line of said County Road 3849, 2288.64 feet to the POINT OF BEGINNING and containing 45.14 acres of land.

Surveyor:
Address: HIGHWAY 199
G.F. No.: SLTOA-4496 A.LS
Date: 05-07-06

This survey is valid only with signature in black ink.

I, Jeffrey H. Hansen, Registered Professional Land Surveyor do hereby declare that the map shown hereon accurately represents the property as determined by an on-the-ground survey made under my direct supervision, and that there are no visible encroachments, conflicts, or protrusions except as indicated hereon. There are no visible conflicts or protrusions, except as shown, and said property has access to a public roadway. All easements and right-of-ways that the surveyor has knowledge of or has been advised of and these shown or the referenced abst of record are shown or noted hereon. This survey is for the exclusive use of title company, the mortgage company and the herein named purchaser.

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NOTES:
THIS LOT IS NOT AFFECTED BY THE FOLLOWING:
(TA.)-EASEMENT, VOL. 296, PG. 167, D.R.W.C.T.

This Lot is shown as being located in Zone "X" and Zone "A" by Flood Insurance Rate Map No. 48497C0250 C, dated March 19, 1980. A portion of the subject property is shown as being located in a Special Flood Hazard Area inundated by 100 Year Flood.

LEGAL DESCRIPTION

Ron Erwin and Brooke
EDWARD STEPHENS SURVEY, ABSTRACT NO. 764

A.L.S. LAND SURVEYING

Scale: 1" = 100' | Dwn. By: FE | Job No.: 4021427

4304 TATE SPRINGS ROAD # 200, ARLINGTON, TX 76016 - PHN (817)478-4803, FAX# (817)478-4842, METRON (817)354-4225