

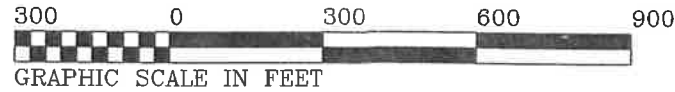


55.72 ACRES

JOB NUMBER 167B-00

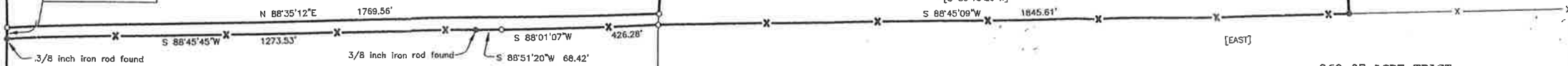
LEGEND

- ⊙ = SURVEY CORNER
- = 1/2" IRON ROD SET
- = ELECTRIC LINE
- x — = FENCE LINE
- = TRACT LINE
- = SURVEY LINE
- [] = DEED CALL
- = 1/2 IRON ROD FOUND
- = CONCRETE MARKER FOUND



A=30.02° R=2914.78'
N 00°44'19"E 30.02'

F. M. HIGHWAY 3023



54.5 ACRE TRACT
ELBERT E. HOFFMAN, ET UX
VOLUME 137, PAGE 897

G. W. LEPHIEW SURVEY, A-838

85.64 ACRE TRACT
FRED E. HARTLEY
TO
ROBERT E. LINDSEY, III, ET UX
VOLUME 247, PAGE 690

260.97 ACRE TRACT
GARTH S. GIST, ET UX
VOLUME 230, PAGE 161

**THE STATE OF TEXAS:
COUNTY OF MILLS:**

Being 55.71 acres of land, situated in Mills County, Texas, out of the H. T. & B. RAILROAD COMPANY SURVEY, SECTION 17, ABSTRACT NUMBER 352, and being part of a 611.373 acre tract of land that is described in a deed from Cleo Rhoades, et al, to Fred E. Hartley, et ux, recorded in Volume 197 at Page 258, Deed Records of Mills County, Texas, and more particularly described as follows;

COMMENCING, at a 3 inch pipe post fence corner at the Southwest corner of a 144.90 acre tract of land that is described in a deed from Fred E. Hartley to Robert E. Lindsey, III, et ux, recorded in Volume 242 at Page 633, said Deed Records, and the Northwest corner of a 85.64 acre tract of land that is described in a deed from Fred E. Hartley to Robert E. Lindsey, III, et ux, recorded in Volume 247 at Page 690, said Deed Records;

THENCE, S 02° 47' 31" E 778.84 feet, with a fence to a 3 inch pipe post found and S 03° 01' 21" E 22.00 feet, with a fence to a ½ inch iron rod set, **FOR THE NORTHEAST CORNER AND THE POINT OF BEGINNING OF THE 55.71 ACRE TRACT OF LAND HEREINAFTER DESCRIBED AS FOLLOWS;**

THENCE, S 03° 01' 21" E 1343.17 feet, with a fence to ½ iron rod found at the Southwest corner of said 85.64 acre tract, and being in the South line of said 611.373 acre tract and the North line of a 260.97 acre tract of land that is described in a deed to Garth S. Gist, et ux, recorded in Volume 230 at Page 161, said Deed Records, for the Southeast corner of this tract;

THENCE, S 88° 45' 09" W 1845.61 feet, with a fence along the South line of said 611.373 acre tract and the North line of said 260.97 acre tract, to a ½ inch iron rod set in a fence corner at the Northwest corner of said 260.97 acre tract and being the Northeast corner of a 54.5 acre tract of land that is described in Volume 137 at Page 897, said Deed Records, for a corner of this tract;

THENCE, with a fence along the South line of 611.373 acre tract and North line of 54.5 acre tract, as follows, S 88° 01' 07" W 426.28 feet, to a ¼ inch iron rod set, S 88° 51' 20" W 68.42 feet, to a 3/8 inch iron rod found, and S 88° 45' 45" W 1273.53 feet, to a 3/8 inch iron rod found in a fence corner at the Southwest corner of said 611.373 acre tract, and being in the East Right of Way line of F.M. Highway 3023, for the Southwest corner of this tract;

THENCE, with the East Right of Way line of F.M. Highway 3023, with the Arc of a curve to the left that has a Radius of 2914.78 feet, an Arc distance of 30.02 feet, and being subtended by a Chord of N 00° 44' 19" E 30.02 feet, to a ½ inch iron rod set for a corner of this tract;

THENCE, N 88° 35' 12" E 1769.56 feet, to a ½ inch iron rod set, for a corner of this tract;

THENCE, N 03° 19' 12" E 1307.45 feet, with a fence, to a ½ inch iron rod set, for the Northwest corner of this tract;

THENCE, N 88° 26' 28" E 1697.52 feet, to the point of beginning and containing 55.71 acres of land.

I, ROY PFINGSTEN, Registered Professional Land Surveyor in the State of Texas, do hereby certify that the foregoing Field Notes and accompanying Plat were prepared from an actual survey, made on the ground, on December 6, 2005, from the Deed Records of Mills County, Texas, and surveys of area property; that the corners and boundaries with marks natural and artificial are just as were found on the ground.

WITNESS MY HAND AND SEAL THIS THE 6th DAY OF DECEMBER, 2005.


ROY PFINGSTEN

REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4405

