

SURVEYOR'S NOTES:

ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE NORTH LINE OF A CALLED 100 ACRE TRACT "A", AS DESCRIBED IN A DEED RECORDED IN VOLUME 230, PAGE 479, D.R.J.C.T.

THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A COPY OF THE COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, GF#566185-FW03, ISSUED APRIL 4, 2005.

THE EASEMENT TO HAROLD GLENN FAYER AS DESCRIBED IN VOLUME 899, PAGE 557, D.R.J.C.T. DOES NOT APPEAR TO BE LOCATED ON THE SUBJECT PROPERTY.

THE EASEMENT TO JOHNSON COUNTY RURAL WATER SUPPLY CORPORATION AS DESCRIBED IN VOLUME 899, PAGE 559, D.R.J.C.T. DOES NOT APPEAR TO BE LOCATED ON THE SUBJECT PROPERTY.

THE EASEMENT TO JOHNSON COUNTY WATER SUPPLY CORP. AS DESCRIBED IN VOLUME 864, PAGE 158, D.R.J.C.T. IS A BLANKET EASEMENT AND DOES INCLUDE THE SUBJECT PROPERTY. SURVEYOR IS UNABLE TO ACCURATELY LOCATE THE STRIP OF LAND DESCRIBED THEREIN DUE TO THE LOCATION BEING DEPENDENT UPON THE LOCATION OF AN UNDERGROUND WATER LINE.

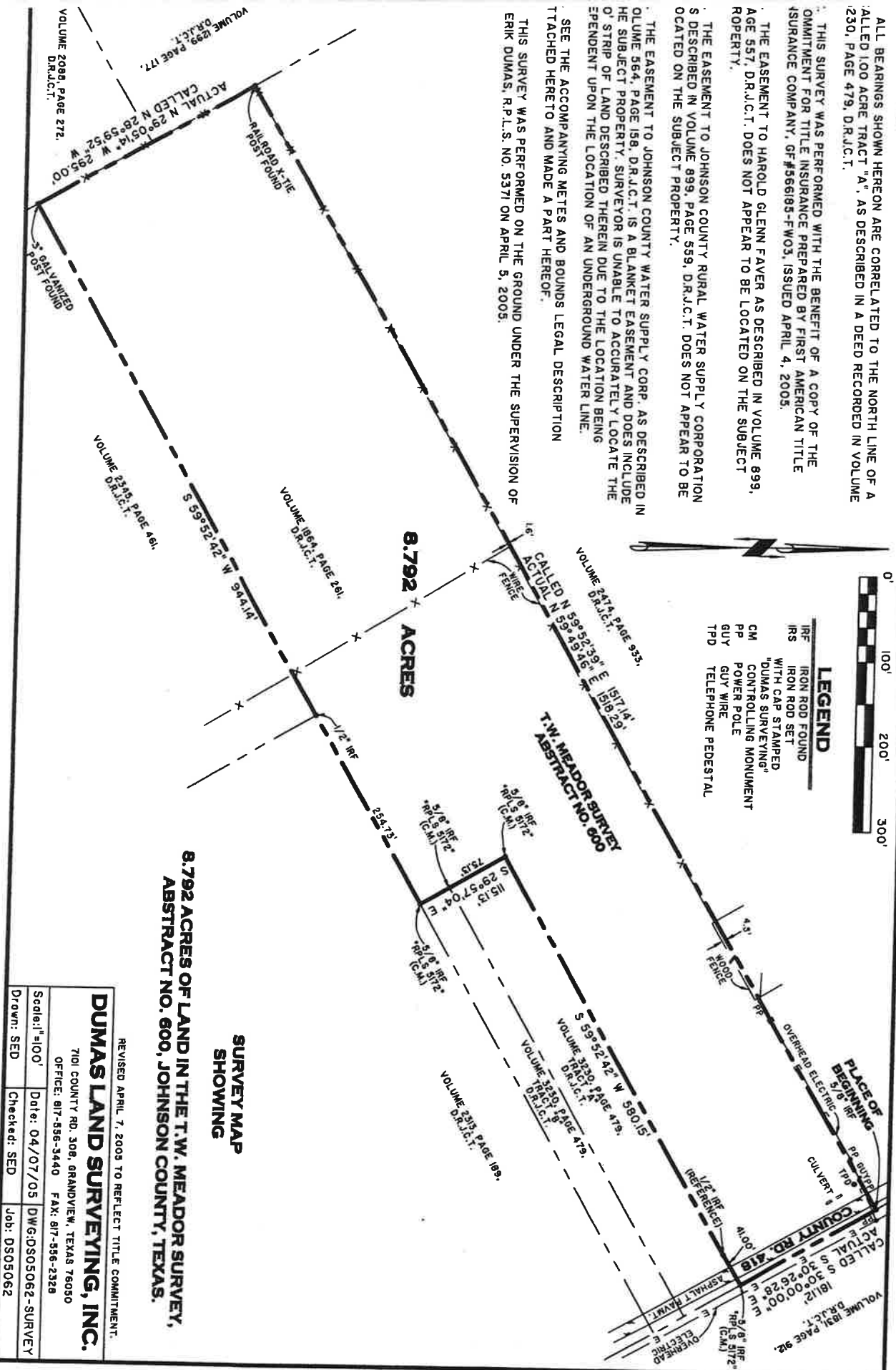
SEE THE ACCOMPANYING METES AND BOUNDS LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

THIS SURVEY WAS PERFORMED ON THE GROUND UNDER THE SUPERVISION OF ERIK DUMAS, R.P.L.S. NO. 5371 ON APRIL 5, 2005.



LEGEND

- IRF IRON ROD FOUND
- IRS IRON ROD SET
- WITH CAP STAMPED
- "DUMAS SURVEYING"
- CM CONTROLLING MONUMENT
- PP POWER POLE
- GUY GUY WIRE
- TPD TELEPHONE PEDESTAL



**8.792 ACRES OF LAND IN THE T.W. MEADOR SURVEY,
ABSTRACT NO. 600, JOHNSON COUNTY, TEXAS.**

**SURVEY MAP
SHOWING**

REVISED APRIL 7, 2005 TO REFLECT TITLE COMMITMENT.

DUMAS LAND SURVEYING, INC.

7101 COUNTY RD. 308, GRANDVIEW, TEXAS 76050
OFFICE: 817-556-3440 FAX: 817-556-2328

Scale: 1"=100' Date: 04/07/05 DWG: DS05062-SURVEY

Drawn: SED Checked: SED Job: DS05062

EXHIBIT A

Being a tract of land in the T. W. Meador Survey, Abstract No. 600 and being a part of a called 10.29 acre tract of land as described in a deed recorded in Volume 1864, Page 261, Deed Records, Johnson County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 5/8 " iron rod found in the Northeasterly line of County Road 418, being the Northeast corner of said 10.29 acre tract and being the Southeast corner of a called 10.21 acre tract of land as described in a deed recorded in Volume 2474, Page 933, D.R.J.C.T.;

Thence S 30° 26' 28" E, called S 30° 00' 00" E, along the Easterly line of said 10.29 acre tract, 181.12 feet to a 5/8" iron rod found with a cap stamped "RPLS 5172", being the Northeast corner of a called 1.000 acre Tract "A"

Thence S 59° 52' 42" W, along the North line of said Tract "A", at 41.00 feet passing a 1/2" iron rod found in the Westerly line of said County Road 418, in all a distance of 580.15 feet to a 5/8" iron rod found with a cap stamped "RPLS 5172", being the Northwest corner of said Tract "A";

Thence S 29° 57' 04" E, along the West line of said Tract "A", at 75.13 feet passing a 5/8" iron rod found with a cap stamped "RPLS 5172", being the Southwest corner of said Tract "A" and being the Northwest corner of a called Tract "B", as described in said deed recorded in Volume 3230, Page 479, D.R. J.C.T., in all a distance of 115.13 feet to a 5/8" iron rod found with a cap stamped "RPLS 5172", being the Southwest corner of said Tract "B", and being in the Southerly line of said 10.29 acre tract;

Thence S 59° 52' 42" W, along the Southerly line of said 10.29 acre tract, at 254.73 feet passing a "A" iron rod found, being the Northwest corner of a called 12.00 acre tract, as described in a deed recorded in Volume 2313, Page 189, D.R.J.C.T., also being the most Northerly Northeast corner of a called 10.42 acre tract, as described in a deed recorded in Volume 2345, Page 461, D.R.J.C.T., in all a distance of 944.14 feet to a 3" galvanized post found for a corner, being the Southwest corner of said 10.29 acre tract and the Northwest corner of said 10.42 acre tract;

Thence N 29° 05' 14" W, called N 28° 59' 52" W, along the Westerly line of said 10.29 acre tract, 295.00 feet to a railroad cross-tie fence corner post for a corner, being the Northwest corner of said 10.29 acre tract and being the Southwest corner of said 10.21 acre tract;

Thence N 59° 49' 46" E, called N 59° 52' 39" E, along the Northerly line of said 10.29 acre tract and the Southerly line of said 10.21 acre tract, 1518.29 feet, called 1517.14 feet, to the Place of Beginning and containing 8.792 acres of land, more or less.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

Property Address:

10720 CQ418

Date:

SELLER'S ESTIMATED SETTLEMENT CHARGES

| | ASSUM. | OWNER FINANCED | CASH | CONV. | VA | FBA | ESTIMATE |
|--|--------|----------------|--------|--------|--------|--------|----------|
| LENDER CHARGES | | | | | | | |
| Discount Points | | | | | | | |
| Appraisal Fee (per contract) | | | | | | | |
| Processing/Application Fee | | | | | 250.00 | | |
| Tax Service Fee | | | | | 110.00 | 110.00 | |
| Underwriting Fee | | | | | 275.00 | | |
| Inspection Fee (Lender) | | | | | 60.00 | | |
| Flood Certificate | | | | | 25.00 | 25.00 | |
| Amortization Schedule | | | | | 25.00 | | |
| Courier/Delivery | | | | | 50.00 | 25.00 | |
| Photocopies | | | | | | | |
| Wire transfer | | | | | 25.00 | 25.00 | |
| Survey | | | | ? | | | |
| TITLE CHARGES | | | | | | | |
| Owner's Title Policy (per contract) See Rate Schedule | | | | 1650 | | | |
| Escrow Fee—Standard | 275.00 | 300.00 | 275.00 | 275.00 | 550.00 | 275.00 | |
| Tax Certificates | 15.96 | 15.96 | 15.96 | 15.96 | 15.96 | 15.96 | |
| L/C Restrictions (FHA check lender) | | | | 0 | | | |
| Photocopies | | | | 0 | | | |
| Mailout | 100.00 | 100.00 | 100.00 | 0 | 100.00 | 100.00 | |
| OTHER CHARGES | | | | | | | |
| Atty. Fees: Warranty Deed | 110.00 | 110.00 | 110.00 | 110.00 | 110.00 | 110.00 | |
| Release of Lien | | 75.00 | 75.00 | 75.00 | 75.00 | 75.00 | |
| Note & Deed of Trust | | | | 0 | 175.00 | | |
| Recording Fees (varies per pgs of documents) | 25.00 | 25.00 | 14.00 | 14.00 | 14.00 | 14.00 | |
| Courier | 50.00 | 50.00 | 50.00 | 50.00 | 50.00 | 50.00 | |
| Home Warranty | 400 | 400 | 400 | 400 | 400 | 400 | |
| Termite Inspection | | | | 0 | | | |
| Termite Treatment / repairs | | | | 0 | | | |
| Repairs | | | | 0 | | | |
| Transaction Fee | | | | 150 | | | |
| Broker's Commission 6.75, 9% | | | | 15900 | | | |
| Seller's Escrow Balance (Credit) | | | | 0 | | | |
| Total Estimated Expenses | | | | 18240 | | | |

SALES PRICE

Less Settlement Charges

Less All Pay-Offs

Less Tax Proration

TOTAL EST. Net at Closing

\$ 265,000
 \$ 18,240
 \$?
 \$?
 \$ 246,760

Seller Acknowledges the Foregoing to be an Estimate-Not a Guarantee.
 These are estimated closing costs and may vary with transactions.

Seller: _____ Seller: _____