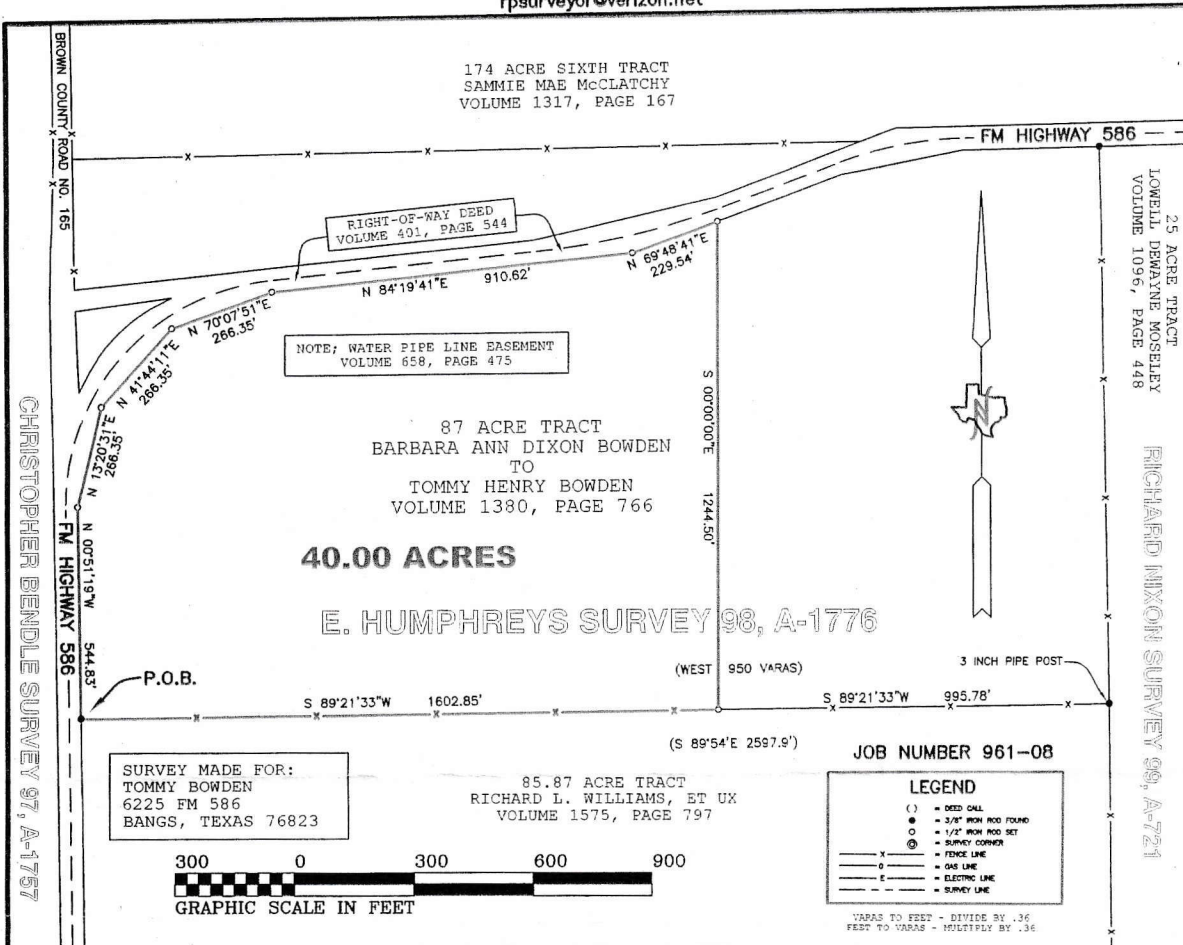


PFINGSTEN SURVEYORS, P.C.

701 W. CENTRAL, PO BOX 39, COMANCHE, TEXAS
325-356-2267 OFFICE, 325-356-2903 FAX
rpsurveyor@verizon.net



THE STATE OF TEXAS: COUNTY OF BROWN:

Being 40.00 acres of land, situated in Brown County, Texas, out of the E. HUMPHREYS SURVEY 98, ABSTRACT NUMBER 1776, and being part of a 87 acre tract of land that is described in a deed from Barbara Ann Dixon Bowden, to Tommy Henry Bowden, recorded in Volume 1380 at Page 766, Deed Records of Brown County, Texas, and further described as follows;

BEGINNING, at a 3/8 inch iron rod found in a fence corner on the East Right of Way line of FM Highway 586, and being in the South line of said 87 acre tract, and the North line of a 85.87 acre tract of land that is described in a deed to Richard L. Williams, et ux, recorded in Volume 1575 at Page 797, said Deed Records, for the Southwest corner of this tract;

THENCE, with the East and South Right of Way line of FM Highway 586, as follows, N 00° 51' 19" W 544.83 feet, to a 1/2 inch iron rod set, N 13° 20' 31" E 266.35 feet, to a 1/2 inch iron rod set, N 41° 44' 11" E 266.35 feet, to a 1/2 inch iron rod set, N 70° 07' 51" E 266.35 feet, to a 1/2 inch iron rod set, N 84° 19' 41" E 910.62 feet, to a 1/2 inch iron rod set, and N 69° 48' 41" E 229.54 feet, to a 1/2 inch iron rod set, for the Northeast corner of this tract;

THENCE, S 00° 00' 00" E 1244.50 feet, to a 1/2 inch iron rod set in the South line of said 87 acre tract and the North line of said 85.87 acre tract, a 3 inch pipe post found at the Southeast corner of said 87 acre tract bears, S 89° 21' 33" W 995.78 feet, for the Southeast corner of this tract;

THENCE, S 89° 21' 33" W 1602.85 feet, with a fence along the South line of said 87 acre tract, to the point of beginning and containing 40.00 acres of land.

I, ROY PFINGSTEN, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the foregoing Field Notes and Plat, was prepared from an actual survey, made on the ground, on November 7, 2008, from the Deed Records of Brown County, Texas, and surveys of area properties, and that the corners and boundaries with marks natural and artificial are just as were found on the ground. Bearings are based on True North as determined by GP S Survey data.

WITNESS MY HAND AND SEAL THIS THE 7th DAY OF NOVEMBER, 2008.

Roy Pfingsten
ROY PFINGSTEN

REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4405 OF TEXAS.

