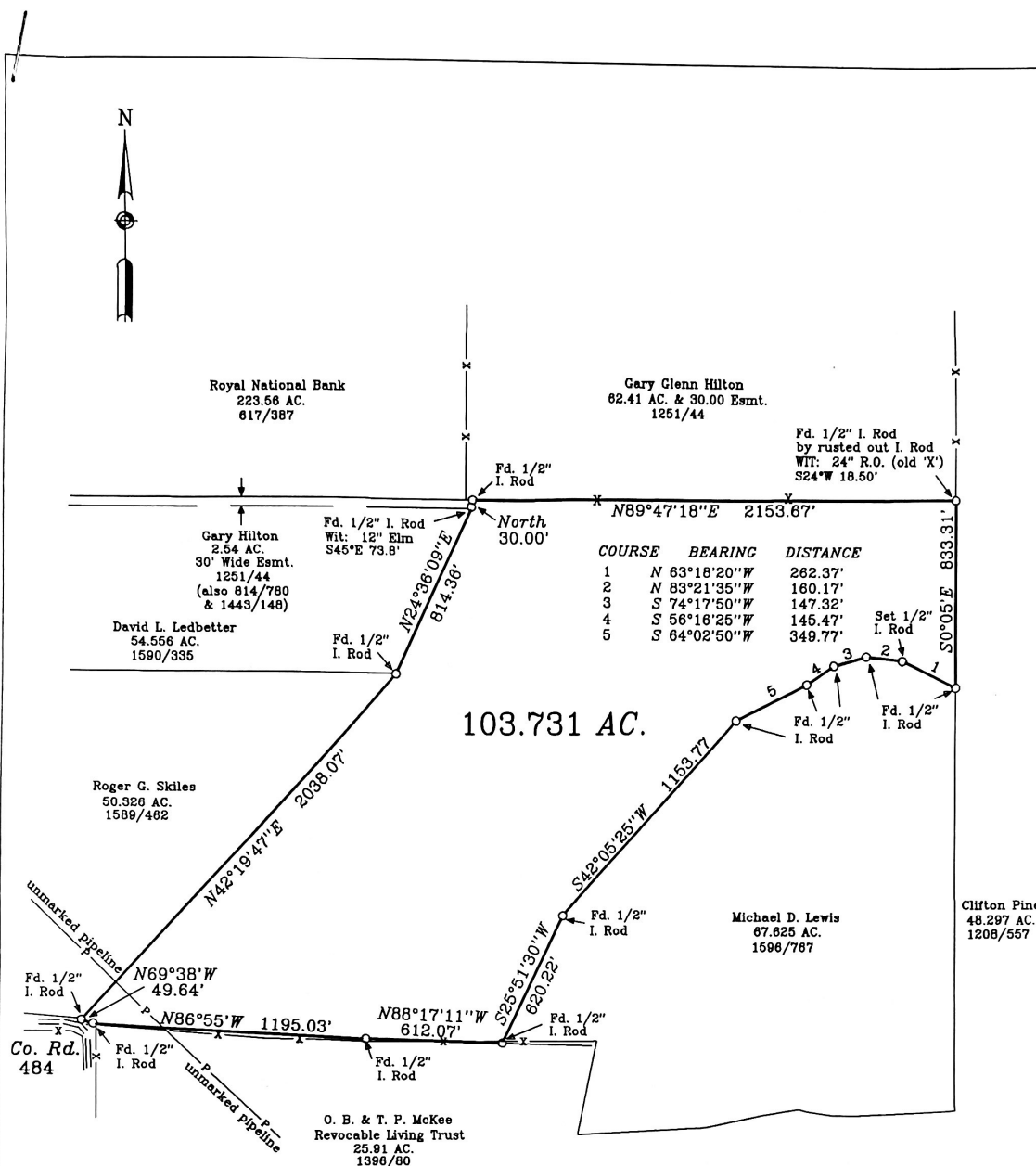




COURSE	BEARING	DISTANCE
1	N 83°18'20\"W	282.37'
2	N 83°21'35\"W	180.17'
3	S 74°17'50\"W	147.32'
4	S 56°18'25\"W	145.47'
5	S 64°02'50\"W	349.77'

NOTE

1. Lone Star Gas easement recorded 693/813 is not locative.
2. Vernon Faulconer 50 foot wide pipeline easement recorded 886/432 is not locative.
3. Brushy Creek Water Supply easement recorded 1119/355 is not locative.

Survey examined and
accepted by purchasers

Date 3-6-01

SCALE = 1" = 600'

I, Jack L. Ward, R.P.L.S. No. 1496, declare that the plat shown hereon represents the results of an on the ground survey made under my direction and supervision January 16, 2001 and this survey complies with the Texas Board of Professional Land Surveyors Standards effective September 1992.

Also, this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1st Condition 1st Survey. This survey was performed and partially relies on the information furnished in the transaction in G. F. No. 2001010-16 of Alamo Title.

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

JACK L. WARD, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1496

SURVEY - ISAAC LINDSEY LEAGUE A-38

DESCRIPTION - PART 1582/824

COUNTY - ANDERSON

SURVEY FOR - ERIC FRANKFURT

JACK L. WARD
Registered Professional Land Surveyor No. 1496
P. O. Box 1490, Athens, Texas 75751
Phone (803) 875-3819

FIELD NOTES

ERIC FRANKFURT
103.731 ACRES

ISACC LINDSEY LEAGUE
A-38

ANDERSON COUNTY, TEXAS

All that certain lot, tract, or parcel of land situated in Anderson County, Texas, on the Isacc Lindsey League, A-38 and being a part of the 329.90 acre tract conveyed to Don Bullock and Shirley Bullock by Lucille Alice Bain Burditt by deed dated March 9, 1999 and recorded in Volume 1582, Page 824 of the Official Public Records of Anderson County, Texas. Said lot, tract, or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found by another rusted out iron rod in the West edge of Indian Creek Marsh, at the Northeast corner of the Bullock 329.90 acre tract, the Southeast corner of the Gary Glenn Hilton 62.41 acre tract recorded in Volume 1251, Page 44 and in the West line of the Clifton Pine 48.297 acre tract recorded in Volume 1208, Page 557; WITNESS: 24" Red Oak (old "x") South 24 degrees West 18.5 feet;

THENCE SOUTH 0 degrees 05 minutes East 833.31 feet to a 1/2" iron rod found at the Northeast corner of the Michael D. Lewis 67.625 acre tract recorded in Volume 1596, Page 767;

THENCE along the North line of the 67.625 acre tract, North 63 degrees 18 minutes 20 seconds West 262.37 feet to a 1/2" iron rod set, North 83 degrees 21 minutes 35 seconds West 160.17 feet to a 1/2" iron rod found, South 74 degrees 17 minutes 50 seconds West 147.32 feet to a 1/2" iron rod found, South 56 degrees 16 minutes 25 seconds West 145.47 feet to a 1/2" iron rod found, South 64 degrees 02 minutes 50 seconds West 349.77 feet to a 1/2" iron rod found, South 42 degrees 05 minutes 25 seconds West 1153.77 feet to a 1/2" iron rod found, and South 25 degrees 51 minutes 30 seconds West 620.22 feet to a 1/2" iron rod found for the Southeast corner of this tract and in the South line of the 329.90 acre tract and the West Southwest corner of the 67.625 acre tract;

THENCE along the South boundary line of the 329.90 acre tract and North line of the O. B. & T. P. McKee, Revocable Living Trust 25.91 acre tract recorded in Volume 1396, Page 80; North 88 degrees 17 minutes 11 seconds West 612.07 feet to a 1/2" iron rod found, and North 86 degrees 55 minutes West 1195.03 feet to a 1/2" iron rod found in the North right-of-way fence of County Road 484;

THENCE NORTH 69 degrees 38 minutes West, along North margin of County Road 484, 49.64 feet to a 1/2" iron rod found for the Southwest corner of this tract and at the Southeast corner of a Roger G. Skiles 50.326 acre tract recorded in Volume 1589, Page 462;

THENCE NORTH 42 degrees 19 minutes 47 seconds East 2038.07 feet to a 1/2" iron rod found at the Northeast corner of the 50.326 acre tract and the Southeast corner of the David L. Ledbetter 54.556 acre tract recorded in Volume 1590, Page 335;

THENCE NORTH 24 degrees 36 minutes 09 seconds East 814.36 feet to a 1/2" iron rod found at the Southeast corner of the Gary Glenn Hilton 2.54 acre 30 foot wide road easement recorded in Volume 1251, Page 44; WITNESS: 12" Elm South 45 degrees East 73.8 feet;

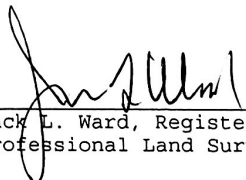
THENCE NORTH 30.00 feet to a 1/2" iron rod found at the Northeast corner of the Hilton road easement and Northeast corner of the 54.556 acre tract;

THENCE NORTH 89 degrees 47 minutes 18 seconds East, along fence and South line of the Hilton 62.41 acre tract, 2153.67 feet to the place of beginning and containing 103.731 acres of land.

SURVEYOR'S CERTIFICATE

I, Jack L. Ward, Registered Professional Land Surveyor No. 1496, do hereby certify that I, at the instance of Don Bullock of Athens, Texas, went upon the ground and surveyed the above described tract of land and prepared the above field notes describing the boundaries of same just as they were found and surveyed upon the ground.

WITNESS my hand and seal at Athens, Texas, on this the 15th day of January, A.d. 2001.



Jack L. Ward, Registered
Professional Land Surveyor No. 1496