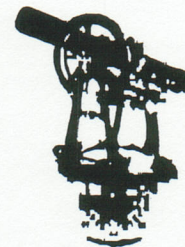


KNOX & ASSOCIATES

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Michael W. Walters Job 1518
1045 CR 4449
Bivins, TX 75555

LEGAL DESCRIPTION of a 94.289 Acre Tract M. M. Miller Survey, A-742 Cass Co., TX

All that certain 94.289 Acre tract of land, being all of the M. M. Miller Survey, A-742 in Cass Co., TX. Being all of that called 87 Acre tract of land conveyed to Michael W. Walters et ux. by Warranty Deed recorded in File 2007003062 of the Official Public Records of Cass Co., TX, said 94.289 Acre tract of land is more particularly described by metes and bounds as follows:

BEGINNING at a point in the center of Co. Rd. #4449, in the East line of the J. H. Rives Survey, A-904 and of a 92 Acre tract of land described in a Quit Claim Deed to Lewis M. Rambo et al. recorded in Vol. 475, Pg. 38, for the Southwest corner of the Wm. Crowder Survey, A-183 and the residue of the First tract, a 61 Acre tract of land conveyed to Derious Rambo by Partition Deed recorded in Vol. G-5, Pg. 549, the Northwest corner of said Miller Survey and of this described tract;

THENCE: S 89°07'21" E (Basis of Bearing Solar Observation), at 22.00' pass a ½" Rebar set for reference, at 1437.95' pass a 2" Iron Pipe found for the Southeast corner of said 61 Acre tract, the Southwest corner of an 84 Acre tract of land conveyed to Bernard F. Gipson by Warranty Deed recorded in Vol. 297, Pg. 112, at 1704' pass the center of a creek, continuing a total distance of 2385.13' along a line to a ½" Rebar set for the West Northwest corner of the Jesse Dinson Survey, A-306 and of a 72.5 Acre tract for Lewis L. Garrett, the Northeast corner of said Miller Survey and of this described tract;

THENCE: South, at 776' pass the center of a creek, at 1594.61' pass a found 5/8" Iron Rod, continuing a total distance of 1722.22' along a line to a ½" Rebar set for the North Northeast corner of the S.S. Preston Survey, A-861 and of a 310 Acre tract of land conveyed to Marvletta

S. Wash et al. by Warranty Deed recorded in Vol. 972, Pg. 558, the Southeast corner of said Miller Survey and of this described tract;

THENCE: N 89°07'21" W, at 383' pass the center of a creek, continuing a total distance of 2385.13' along a line to a ½" Rebar set on the East side of Co. Rd. #4449 for the East Southeast corner of the A. Rambo Survey, A-930 and of an 84.609 Acre tract of land conveyed to Brian G. Hays by Warranty Deed recorded in Vol. 886, Pg. 763, the Southwest corner of said Miller Survey and of this described tract;

THENCE: North, at 689.28' pass a 3/8" Rebar found 52.90' Rt. for a reference corner to a 5 Acre tract of land conveyed to Collean Alford by Warranty Deed recorded in Vol. 1039, Pg. 523, at 1343.19' pass a 1" Iron Pipe found 31.07' Lt. For reference to the Northeast corner of said Alford tract, continuing a total distance of 1722.22' generally along said road and a line to the Point of Beginning, containing 94.289 Acres of land, more or less.

James L. Knox, Jr., do hereby certify that this
Legal Description is true and correct according to
a survey made upon the ground November 3, 2008.

James L. Knox, Jr.

RPLS #4214

10-2877

J. H. Rives Survey
A-904

Lewis M. Rambo et al.
92 Acres
QCD Vol. 475 Pg. 38

First Tract
Derious Rambo
Residue 61 Acres
Vol. G-5 Pg. 549

14" dbt. Water Oak mtd. X (old)
N 30° E - 20.2'
27" Red Oak mtd. X (old)
A 10' W - 11.5'

S 89°07'21" E 2385.13'

Scale: 1" = 300'
Bearing Basis
Solar Obs.

Brian G. Hays
84.609 Acres
Vol. 886 Pg. 763

Colleen Allford
5 Acres
Vol. 1039 Pg. 523

M. M. Miller Survey
A-742
94.289 Acres

Water
Electric
Telephone
Propane Tank

Lewis L. Garrett
72.5 Acres

Marvietta S. Wash et al.
310 Acres
Vol. 972 Pg. 558

S. S. Preston Survey
A-861

A. Rambo Survey
A-930

I, James L. Knox, Jr., Reg. Professional Surveyor,
do hereby certify that this Plat is true and correct
according to a survey made upon the ground
November 3, 2008.
There are no visible encroachments or easements on
or across this tract except as shown hereon.



PLAT SHOWING a 94.289 Acre tract of land, being all of the
M. M. Miller Survey, A-742 in Cass Co., TX. Being all of that called
87 Acre tract of land conveyed to Michael W. Walters et ux. by Warranty
Deed recorded in File 2007003062 of the Official Public Records of
Cass Co., TX.

Wm. Crowder Survey
A-183

Bernard F. Gipson
84 Acres
Vol. 297 Pg. 112

Jesse Dinson Survey
A-306

FLOOD HAZARD ZONE NOTE: As per Department of
Housing and Urban Development Federal Insurance
Administration Flood Hazard Insurance Map # H-01-61
Community # 480730A, Panel # 61 this tract appears
to lie outside any Special Flood Hazard Area
except as shown hereon.

Plat Revised 24 Mar 10 - Improvement Survey

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