LEGAL DESCRIPTION

Being a lot, tract, or parcel of land situated in the Berry West Survey, Abstract No. 620, Wood County, Texas, and being part of that certain tract of land conveyed from Western Hill Ranch to Marion Phillips et al, by Warranty Deed, as recorded in Volume 1054, Page 540, Real Property Records, Wood County, Texas, and being all of the remainder of Tract 13, Western Hill Ranch, as recorded in Volume 2, Page 91, and Volume 2, Page 92, Plat Records, Wood County, Texas, and being more particularly described by metes and bounds as follows:

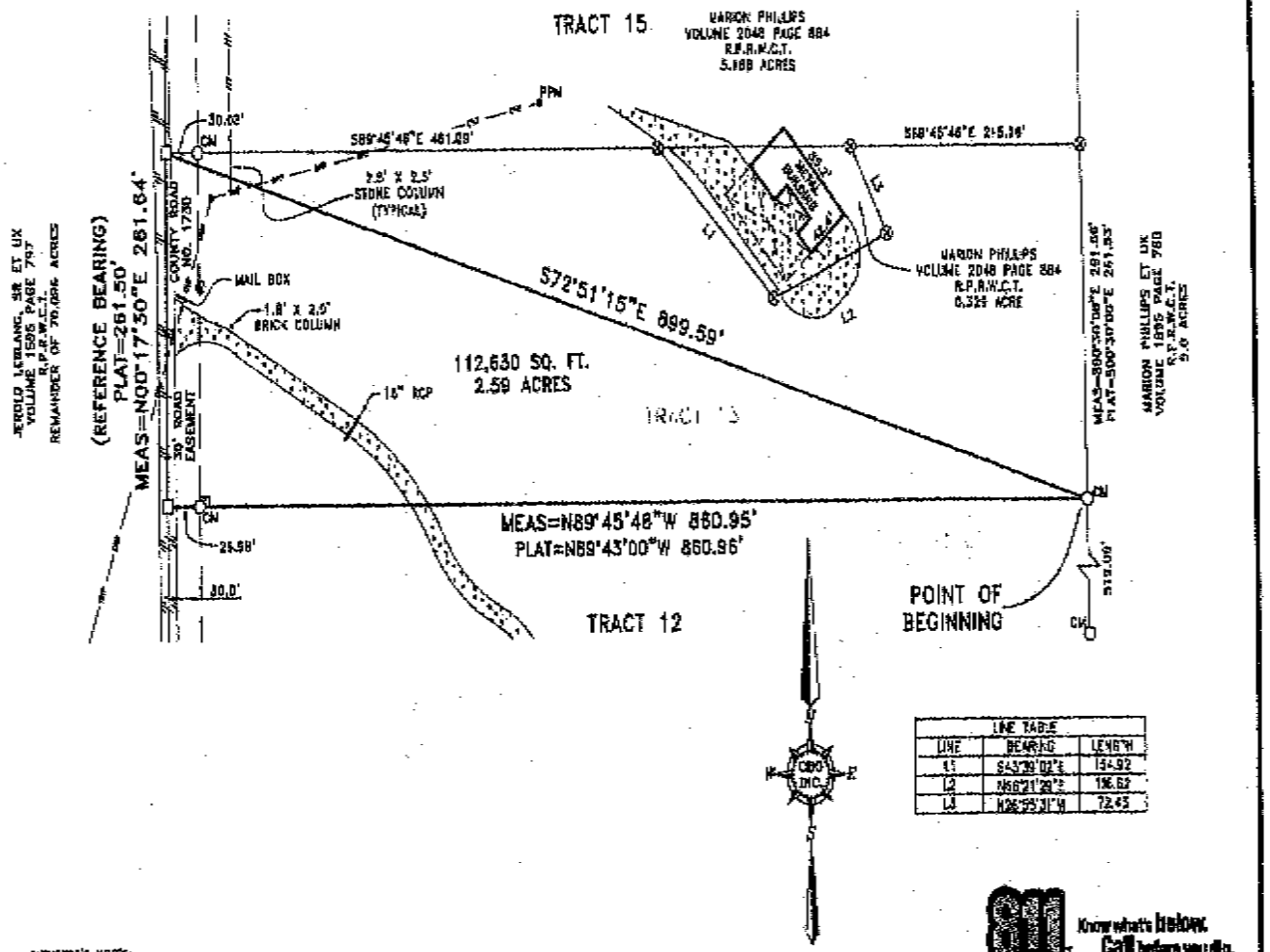
BEGINNING at a 1/2 inch iron rod found at the Southeast corner of said Tract 13, and the Northeast corner of Tract 12, Western Hill Ranch, said point lying in the West line of a 0.0 acre tract of land conveyed to Marion Phillips et ux, by deed recorded in Volume 1595, Page 780, Real Property Records, Wood County, Texas, from said point, a 1/2 inch iron rod found, bears South 00 Degrees 30 Minutes 08 Seconds East, a distance of 519.08 feet;

THENCE, North 89 Degrees 45 Minutes 46 Seconds West, (Reference Bearing), along the South line of said Tract 13, and the North line of said Tract 12, a distance of 860.95 feet to a point for corner at the Southwest corner of said Tract 13, and the Northwest corner of said Tract 12, said point lying in the East line of the remainder of a 70.096 acre tract of land conveyed to Jerold Leblanc, Sr et ux, by deed recorded in Volume 1595, Page 797, Real Property Records, Wood County, Texas, and in County Road No. 1730, from said point, a 1/2 inch iron rod found South 89 Degrees 45 Minutes 46 Seconds East, a distance of 29.98 feet;

THENCE, North 00 Degrees 17 Minutes 30 Seconds East, along the West line of said Tract 13, the East line of the remainder of said 70.096 acre tract, and said County Road No. 1730, a distance of 261.84 feet to a point for corner at the Northwest corner of said Tract 13, the Southwest corner of Tract 15, Western Hill Ranch, and the Southwest corner of a 5.168 acre tract of land conveyed to Marion Phillips, by deed recorded in Volume 2048, Page 884, Real Property Records, Wood County, Texas, from said point, a 1/2 inch iron rod found, bears South 89 Degrees 45 Minutes 46 Seconds East, a distance of 30.00 feet;

THENCE, South 72 Degrees 51 Minutes 15 Seconds East, a distance of 899.5877 feet to the POINT OF BEGINNING and CONTAINING 112,630 square feet or 2.59 acres of land.

I, Austin Kisam RPLS No. 5571, do hereby certify for Vernon Wilson, as client: That the Plat of Survey shown hereon is a correct and accurate representation of the property lines and dimensions are as indicated; the location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S43°39'03"E	154.92
L2	N66°21'29"E	196.62
L3	N26°55'31"W	72.43

SURVEYOR'S NOTES:
1) BEARINGS, DISTANCES, BUILDING LINES, AND EASEMENTS ARE PER RECORDED PLAT UNLESS OTHERWISE SPECIFIED.
2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
3) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.

Know what's below. Call before you dig.

LEGEND

1/2" IRON ROD FOUND	METER POLE
1/2" IRON ROD SET	A/C AIR CONDITIONING
1" IRON PIPE FOUND	WATER METER
POINT FOR CORNER	GAS METER
"X" SCRIBE IN CONCRETE	WATER VALVE
INDICATOR ELECTRIC	CONCRETE MONUMENT FOUND
OVERHEAD ELECTRIC	WOOD ROD FOUND
ASPHALT PAVING	
GRAVEL/ROCK DRIVE OR PORT	
SEPTIC TANK	
SEPTIC VENT	
GUY WIRE	
TELEPHONE PEDESTAL	OHE — OVERHEAD ELECTRIC SERVICE
ELECTRIC PEDESTAL	OEP — OVERHEAD POWER LINE
	CONCRETE PORCH/DECK OR COMPOUND
	CONCRETE PATIO
	WOOD DECK OR PORCH
	CHAIN LINK FENCE
	WOOD FENCE
	BARBED WIRE
	IRON FENCE
	PIPE FENCE

2.59 ACRES

BERRY WEST SURVEY, ABSTRACT NO. 620

WOOD COUNTY, TEXAS

COUNTY ROAD NO. 1730

SCALE	DATE	JOB NO.	D.F. NO.	DRAWN	REV.	BY	REV.	BY
1" = 100'	1/31/10	10361-SV		LEA				

CDC SURVEYING INC.
404 HIGHCREST DRIVE
SULPHUR SPRINGS, TEXAS 75482
PHONE: (903) 438-[illegible]
FAX: (903) 438-[illegible]
[illegible]
JUSTIN KISAM
5571
REGISTERED
LAND SURVEYOR

From: