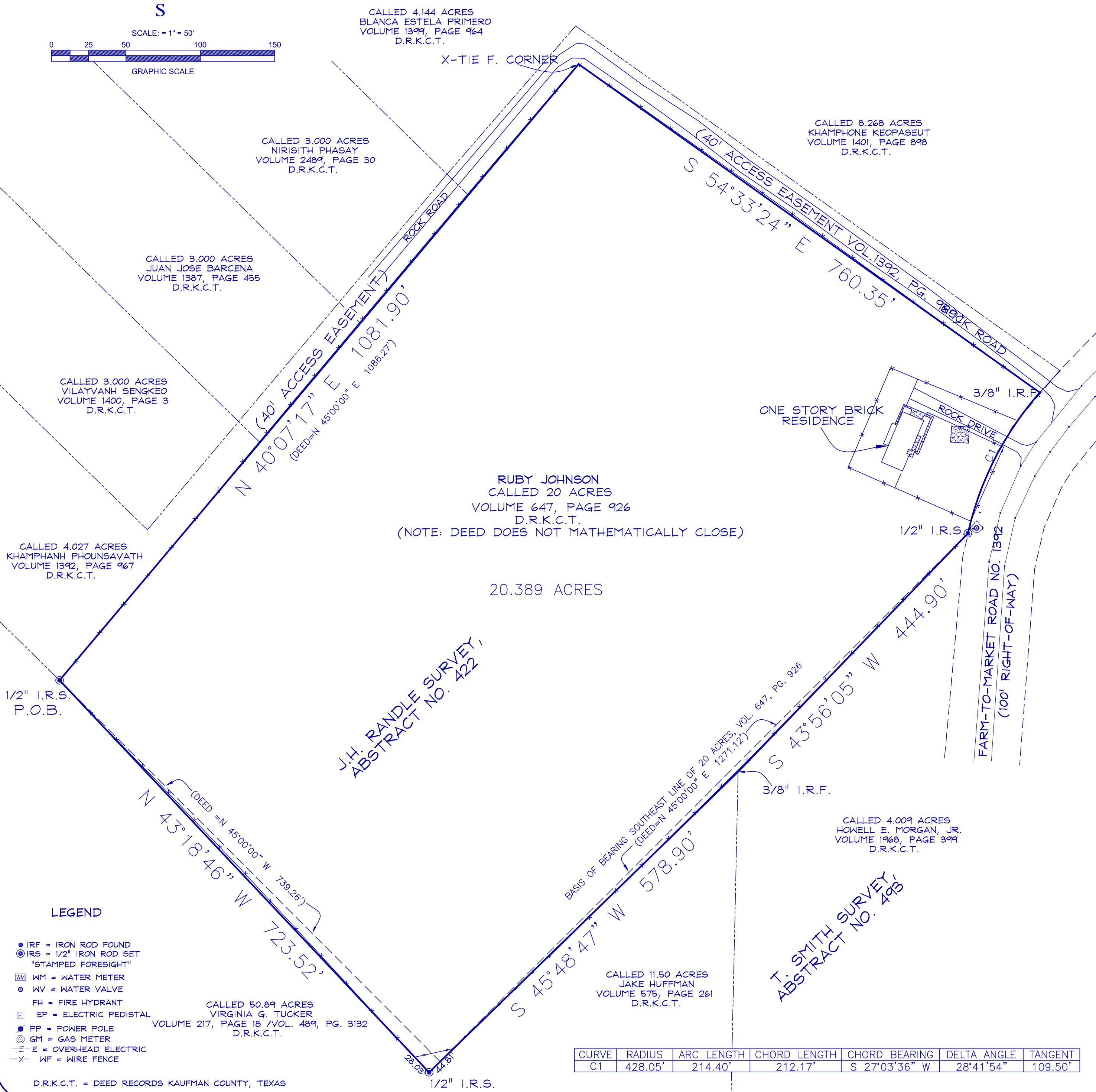
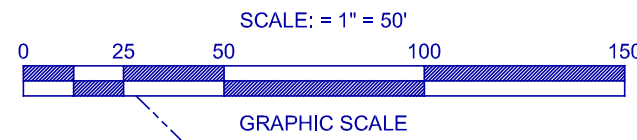


J.H. RANDLE SURVEY,
ABSTRACT NO. 422
KAUFMAN COUNTY, TEXAS



METES AND BOUNDS
STATE OF TEXAS
COUNTY OF KAUFMAN

All that certain lot, tract or parcel of land situated in Kaufman County, Texas. Being 20.389 Acres in the J. H. Randall Survey, Abstract No. 422, and being the same land described as 20 acres in a deed from Marvin Johnson, Sr. to Ruby Johnson, dated September 29, 1978, and recorded in Volume 647, Page 926, Deed Records, Kaufman County, Texas. Said 20.389 acres being more particularly described as follows;

BEGINNING at a 1/2" iron rod set for the West corner of said 20 acres, and the South corner of a called 4.027 acre tract described in a deed from Fred L. Propst and wife, Ruby L. Propst to Khamphanh Phounsavath and Phonesak Phachansiri, dated September 1, 1999, and recorded in Volume 1392, Page 967, Deed Records, Kaufman County, Texas. A cross-tie fence corner post found for reference bears, South 51 degrees 28 minutes 05 seconds West, a distance of 0.79 feet;

THENCE North 40 degrees 07 minutes 17 seconds East, with the Northwest line of said 20 acres, and the Southeast line of a 40' access easement recorded in Volume 1392, Page 969, Deed Records, Kaufman County, Texas, generally with a fence a distance of 1081.90 feet to a cross-tie fence corner post found, for the occupied North corner of 20 acres, and a ell corner of said easement;

THENCE South 54 degrees 33 minutes 24 seconds East, with the Northeast line of 20 acres, and the Southwest line of said 40' access easement, generally with a fence a distance of 760.35 feet, to a 3/8" iron rod found in the Northwesterly right-of-way line of Farm-To-Market Road No. 1392 for corner, and being in a curve to the left having a radius of 428.05 feet, a central angle of 28 degrees 41 minutes 54 seconds, and a chord which bears, South 27 degrees 03 minutes 36 seconds West, 212.17 feet;

THENCE along said right-of-way, an arc length of 214.40 feet to a 1/2" iron rod set for corner, being in the Northwesterly right-of-way line of said road;

THENCE South 43 degrees 56 minutes 05 seconds West, with the Southeast line of 20 acres, and the Northwest line of a called 4.009 acre tract described in a deed to Howell E. Morgan, recorded in Volume 1968, Page 399, Deed Records, Kaufman County, Texas, generally with the occupied boundary fence a distance of 444.90 feet to a 3/8" iron rod found for an angle point, and being the Northwesterly corner of said 4.009 acres, and being the most Northerly corner of a called 11.50 acre tract described in a deed to Jake Huffman, recorded in Volume 575, Page 261, Deed Records, Kaufman County, Texas;

THENCE South 45 degrees 48 minutes 47 seconds West, continuing with the Southeast line of 20 acres, and the Northwest line of 11.50 acres, generally with the occupied boundary fence, passing a fence bend at 534.10 feet, continuing with the extension of the Southeast fence line a total distance of 578.90 feet, to a 1/2" iron rod set in line with the extension of the Southwest fence line;

THENCE North 43 degrees 18 minutes 46 seconds West, with the Southwest line of said 20 acres, and the Northwest line of a called 50.89 acre tract described in a deed to Virginia G. Tucker, recorded in Volume 217, Page 18, Deed Records, Kaufman County, Texas, passing a fence bend at 28.03 feet, continuing with the occupied boundary fence, a total distance of 723.52 feet to the POINT OF BEGINNING and containing a computed area of 20.389 acres of land.

I, Robert J. Creel, Registered Professional Land Surveyor No. 4140, do hereby state that the survey Plat hereon, depicts and describes the results of an actual on the ground survey made on the 9th day of December, 2008 under my direction and supervision. This survey substantially conforms to the Minimum Standards of Practice as approved by the Texas Board of Professional Land Surveyors. This statement is not a representation of warranty of title or guarantee of ownership. This survey was performed EXCLUSIVELY for the benefit of the above noted parties.

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

Robert J. Creel, R.P.L.S.
Texas Registration No. 4140
Date: December 9, 2008
FORESIGHT LAND SERVICES, LLC.
PO Box 488
202 Lee Street
Terrell, Texas 75160
Phone (972) 563-7711
Fax (972) 563-7713

SURVEY NOTES:

- 1) Except as shown there are no visible protrusions.
- 2) Basis of Bearing Southeast line of 20 acres as recorded in Volume 647, Page 926 D.R.K.C.T.
- 3) This description and Survey Plat were prepared from record data furnished by the client and was done without the benefit of a Title Report. Surveyor has made no investigation or research for easements or other matters of record that a Title Report would disclose and this survey does not represent a warranty of title or a guarantee of ownership.

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE | TANGENT |
|-------|---------|------------|--------------|---------------|-------------|---------|
| C1 | 428.05' | 214.40' | 212.17' | S 27°03'36" W | 28°41'54" | 109.50' |

- LEGEND
- IRF = IRON ROD FOUND
 - ⊙ IRS = 1/2" IRON ROD SET
 - "STAMPED FORESIGHT"
 - WM = WATER METER
 - WV = WATER VALVE
 - FH = FIRE HYDRANT
 - EP = ELECTRIC PEDISTAL
 - PP = POWER POLE
 - GM = GAS METER
 - E-E = OVERHEAD ELECTRIC
 - X- WF = WIRE FENCE

D.R.K.C.T. = DEED RECORDS KAUFMAN COUNTY, TEXAS

FORESIGHT
Land Services, LLC
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BOUNDARY SURVEY
BEING A 20.389 ACRE TRACT OF LAND SITUATED IN THE J.H. RANDLE SURVEY, ABSTRACT NO. 422 KAUFMAN COUNTY, TEXAS

MARVIN JOHNSON
PROPERTY

SCALE: 1"=50' DATE: 12/09/08 REVISIONS:

DRAWN BY: CR
APPROVED: RJC
PARTY CHIEF: BY
PROJECT NO. 08-0184

SHEET
1
OF 1

FORESIGHT LAND SERVICES, LLC. 202 LEE STREET, TERRELL, TEXAS 75160 972-563-7711 FAX: 972-563-7713