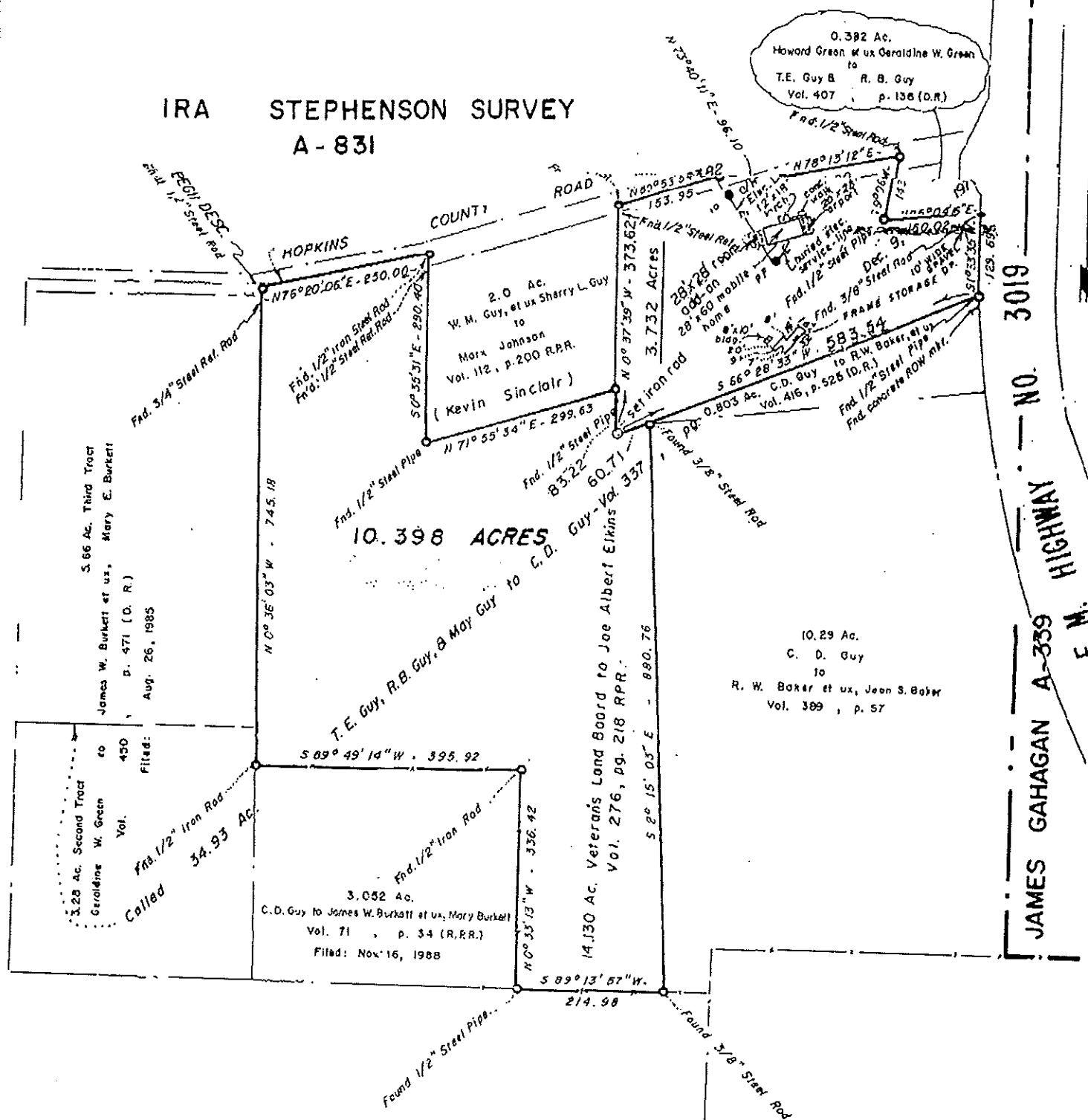


IRA STEPHENSON SURVEY
A - 831



SURVEY PLAT
SHOWING A PORTION OF THE
IRA STEPHENSON SURVEY, A-831
HOPKINS COUNTY, TEXAS

Scale: 1" = 200 Feet

I, Tom Noble, Registered Professional Land Surveyor No. 2097, do hereby certify that the plat hereon was prepared from an actual and accurate survey made by me or under my supervision on the ground during the month of APRIL and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible easements or rights of way, except as shown on survey plat, and that said property has access to and from a dedicated roadway.

NOBLE SURVEYORS, INC.
P.O. Box 330
Winnsboro, TX 75494
(903) 342-3536

Field Notes
10.398 Acres
Ira Stephenson Survey
Hopkins County, Texas

All that certain tract or parcel of land situated in the County of Hopkins, State of Texas, being in the Ira Stephenson Survey, Abstract No. 831 and being a portion of that 14.130 acre tract of land conveyed from the Veteran's Land Board to Joe Albert Elkins and recorded in Volume 276, page 218 of the Real Property Records of said county and bounded as follows:

Beginning at a ½ inch steel rod found for corner in the centerline of Hopkins County Road No. 2382 and at the northwest corner of the above mentioned 14.130 acre tract, same being the northeast corner of a 5.66 acre Third Tract conveyed from Geraldine W. Green to James W. Burkett and wife, Mary E. Burkett recorded in Volume 450, page 471 of the Deed Records of said county, a ¾ inch steel reference rod found lies South 0 deg. 36 min. 03 sec. East, 18.68 feet;

Thence North 76 deg. 20 min. 06 sec. East along the centerline of said county road and with the north boundary line of the 14.130 acre tract, 250.00 feet to a ½ inch steel rod found at the northwest corner of a 2.0 acre tract presently owned by Kevin Sinclair, a ½ inch steel rod found for a reference corner lies South 0 deg. 35 min. 31 sec. East, 23.24 feet;

Thence South 0 deg. 35 min. 31 sec. East, 290.40 feet to a ½ inch steel pipe found at the southwest corner of the 2.0 acre Sinclair tract;

Thence North 71 deg. 55 min. 34 sec. East, 299.63 feet to a ½ inch steel pipe found at the southeast corner of the 2.0 acre Sinclair tract;

Thence South 0 deg. 37 min. 39 sec. East, 83.22 feet to a ½ inch steel rod set for a corner,

Thence North 66 deg. 29 min. 22 sec. East, 60.71 feet to a ½ inch steel rod found at a fence corner and being an interior corner of the above mentioned 14.130 acre tract, same Baker et ux Jean S. Baker and recorded in Volume 416, page 525 of the Deed Records of said county, same also being the northwest corner of a 10.29 acre tract conveyed from C.D. Guy to R.W. Baker et ux Jean S. Baker and recorded in Volume 389, page 57 of the Deed Records of said county;

Thence South 2 deg. 15 min. 03 sec. East, 880.76 feet to a 3/8 inch steel rod found for corner, same being the most westerly southwest corner of the 10.29 acre tract;

Thence South 89 deg. 13 min. 57 sec. West with the south boundary line of the 14.130 acre tract, 214.98 feet to a 1/2 inch steel pipe found at the southeast corner of a 3.052 acre tract conveyed from C.D. Guy to James W. Burkett et ux Mary Burkett and recorded in Volume 71, page 34 of the Real Property Records of Hopkins County, Texas;

Thence North 0 deg. 33 min. 13 sec. West, 336.42 feet to a 1/2 inch steel rod found at the northeast corner of the 3.052 acre tract;

Thence South 89 deg. 49 min. 14 sec. West, 395.92 feet to a 1/2 inch steel rod found at the northwest corner of the 3.052 acre tract, same being in the east boundary line of a 3.28 acre Second Tract conveyed from Geraldine W. Green to James W. Burkett et ux Mary E. Burkett recorded in Volume 450, page 471 of the Deed Records of said county;

Thence North 0 deg. 36 min. 03 sec. West, at 54.84 feet passing the southeast corner of the above mentioned 5.66 acre Burkett tract and continuing along same course for a total distance of 745.18 feet to the place of beginning and containing 10.398 acres of land, of which 0.115 of an acre lies within said county road right-of-way.

I, Tom Noble, Registered Professional Land Surveyor No. 2097, do hereby certify that the field notes hereon was prepared from an actual and accurate survey made by me or under my supervision on the ground during the month of October, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible easements or rights-of-way, except as shown on survey plat, and that said property has access to and from a dedicated roadway.

Given under my hand and seal this 21st day of October, 2002.

Tom Noble
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2097

