

**POINT OF
BEGINNING**

**J.M. POLK SURVEY
ABSTRACT NO. 384
KAUFMAN COUNTY, TEXAS**

**IG SURVEY
T NO. 563
JNTY, TEXAS**

LOT 20

**4.16 ACRES OF LAND
PORTION OF LOT 13-C**

**REMAINDER OF
LOT 13-C**

**DUCK CREEK
ROAD**

N 60° 12' 35" E 348.32'
CREEK CHANNEL

1/2" IRS

1/2" IRF

ABSTRACT LINE

N 36° 05' 24" W 777.00'

S 19° 37' 18" E 764.80'

WIRE FENCE

WIRE FENCE

1/2" IRF

1/2" IRS

WIRE FENCE

S 51° 32' 46" W 129.42'

GRAVEL

State of Texas
County of Kaufman

Date: September 12, 2004

This is to certify that I have, this date, made a careful and accurate survey, on the ground, of property located on Duck Creek Road, Kaufman County, Texas and the plat shown hereon is a correct and accurate representation of the property; lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated; and EXCEPT AS SHOWN, there are no visible and apparent easements, encroachments, or protrusions on the ground.

Description of Property

Being all that certain lot, tract or parcel of land situated in Kaufman County, Texas, and being a part of the N.D. WALLING SURVEY, ABSTRACT NO. 563, and a part of the J.M. POLK SURVEY, ABSTRACT NO. 384, and being a portion of a called 169.587 acre tract of land described in a deed dated January 8, 1974, recorded in the Kaufman County, Deed Records in Volume 586, Page 549, and being a portion of Lot 13-C of DUCK CREEK GARDENS, SECTION NO. 2 a unrecorded addition in Kaufman County, Texas and being more particularly described as follows;

BEGINNING at a point for corner in the centerline of a creek channel, said corner also being the Northeast corner of said Lot 13-C, and also being the Northwest corner of Lot 20 of said unrecorded addition;

THENCE South 19 degrees 37 minutes 18 seconds East along the common Lot line between Lot 13-C and Lot 20, a distance of 36.68 feet to a 1/2 inch iron rod found and continuing along said Lot line a distance of 701.75 feet to a 1/2 inch iron rod found on the Northwest line of a 50 foot road easement, and continuing for a total distance of 764.80 feet to a point for corner in the centerline of Duck Creek Road;

THENCE South 51 degrees 32 minutes 16 seconds West along said centerline, a distance of 129.52 feet to a point for corner;

THENCE North 36 degrees 01 minutes 09 seconds West, a distance of 25.00 feet to a 1/2 inch iron rod set, and continuing for a distance of 716.94 feet to a 1/2 inch iron rod set, and continuing for a total distance of 777.00 feet to a point for corner in the centerline of said creek channel;

THENCE North 60 degrees 12 minutes 35 seconds East along said creek, a distance of 348.32 feet to the POINT OF BEGINNING and containing 181380.18 square feet or 4.16 acres of land.