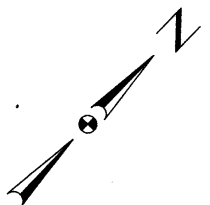


TO  
VIRGINIA YANDELL  
CALLED "EXHIBIT A"  
CALLED 86.952 AC  
VOLUME 1087, PAGE 388  
D.R.K.C.T.



0 100 200  
SCALE IN FEET

TO  
WALTER YANDELL  
PORTION OF CALLED "EXHIBIT B"  
PORTION OF CALLED 150.000 AC  
VOLUME 1087, PAGE 388  
D.R.K.C.T.

2,312,602 SQUARE FEET OR  
53.090 ACRES OF LAND

JOHN GREGG SURVEY  
ABSTRACT NO. 171

50' Kinder Morgan North Texas Gas Pipeline Esm't.  
Volume 2127, Page 582

30' North Texas Municipal Water  
District Sanitary Sewer Esm't.  
Volume 2571, Page 450

APPROX. LOCATION OF 100-YEAR  
FLOODPLAIN (ZONE A) ACCORDING  
TO FLOOD HAZARD BOUNDARY  
MAP H&I-01 DATED 8-8-78  
FROM THE CITY OF FORNEY

15' San. Sewer Esm't.  
Vol. 2802, Pg. 113

S 52°17'53" W  
243.03

TO  
WALTER YANDELL  
CALLED "EXHIBIT B"  
CALLED 150.000 AC  
VOLUME 1087, PAGE 388  
D.R.K.C.T.

15' Water Line Esm't. - Volume 1230, Pg. 211

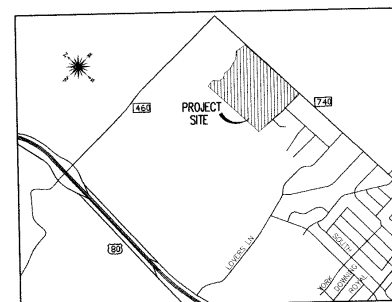
Legend of Symbols & Abbreviations

U.E. - UTILITY EASEMENT  
D.E. - DRAINAGE EASEMENT  
B.L. - BUILDING LINE  
I.R.F. - IRON ROD FOUND  
5/8" I.R.S. - IRON ROD SET WITH CAP STAMPED R.P.L.S. 5430  
D.R.K.C.T. = DEED RECORDS KAUFMAN COUNTY TEXAS  
P.R.K.C.T. = PLAT RECORDS KAUFMAN COUNTY TEXAS  
UCC = UNDERGROUND CABLE MARKER  
UGG = UNDERGROUND GAS MARKER  
UGT = UNDERGROUND TELEPHONE MARKER  
MH = MANHOLE  
PP = POWERPOLE  
GUY = GUY ANCHOR FOR POWERPOLE  
OHP = OVERHEAD POWER

Channel Esm't.  
Vol. 367, Pg. 77

30' North Texas Municipal Water  
District Sanitary Sewer Esm't.  
Volume 2571, Page 435

P.O.B.



VICINITY MAP  
N.T.S.

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IS THE  
TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC  
BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN  
ON THE GROUND DECEMBER 13, 2006 AND COMPUTED BY  
Online Positioning User Service (OPUS) OFFERED BY THE  
NATIONAL GEODETIC SURVEY.

NOTE:

THE SURVEYOR DID NOT PERFORM AN INDEPENDANT SEARCH FOR  
EASEMENTS OR ANY OTHER ITEMS PERTAINING TO SAID PROPERTY.  
THE EASEMENTS SHOWN HEREON ARE BASED ON INFORMATION  
PROVIDED BY RANGER TITLE COMPANY.

LEGAL DESCRIPTION:

Being a tract of land situated in the John Gregg Survey, Abstract No. 171, situated in the City of Forney, in Kaufman County, Texas, embracing a portion of a called 150.00 acre tract of land described as "Exhibit B" in the Partition Deed to Walter Yandell recorded in Volume 1087, Page 388 of the Deed Records of Kaufman County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the west line of F.M. 740, a 60 feet wide right-of-way, for the north corner of Lot 10, Block D of Bluff View Estates Phase Two, an addition to the City of Forney, Kaufman County, Texas as shown on the plat recorded in Cabinet 1, Slide 715 of the Plat Records of Kaufman County, Texas;

THENCE South 38 degrees 18 minutes 54 seconds West, along the northwest line of said Bluff View Estates Phase Two, a distance of 251.07 feet to a 1/2 inch iron rod found for corner;

THENCE South 46 degrees 48 minutes 32 seconds West, along the northwest line of said Bluff View Estates Phase Two, a distance of 427.79 feet to a 1/2 inch iron rod found for corner;

THENCE South 52 degrees 01 minutes 47 seconds West, along the northwest line of said Bluff View Estates Phase Two, a distance of 447.09 feet to a 1/2 inch iron rod found for the west corner of Lot 1, Block D of said Bluff View Estates Phase Two;

THENCE South 52 degrees 17 minutes 53 seconds West, a distance of 243.03 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the east corner of a called 86.952 acre tract of land described as "Exhibit A" in the Partition Deed to Virginia Yandell recorded in Volume 1087, Page 388 of said Deed Records and for a re-entrant corner of said Walter Yandell tract;

THENCE North 44 degrees 50 minutes 44 seconds West, along the east line of said Virginia Yandell tract and the west line of said Walter Yandell tract, a distance of 1,673.89 feet to a point in the centerline of Buffalo Creek for corner;

THENCE in a northeasterly direction along the meanders of said creek the following calls:

North 09 degrees 07 minutes 28 seconds West, a distance of 8.51 feet;  
North 45 degrees 44 minutes 35 seconds East, a distance of 181.68 feet;  
South 81 degrees 59 minutes 04 seconds East, a distance of 151.73 feet;  
North 55 degrees 47 minutes 31 seconds East, a distance of 127.84 feet;  
North 17 degrees 02 minutes 38 seconds East, a distance of 128.95 feet;  
North 55 degrees 10 minutes 39 seconds East, a distance of 166.18 feet;  
North 32 degrees 10 minutes 39 seconds East, a distance of 287.18 feet;  
North 05 degrees 52 minutes 15 seconds East, a distance of 187.88 feet;

THENCE North 58 degrees 40 minutes 39 seconds East, a distance of 262.91 feet to a point in the west line of said F.M. 740;

THENCE South 44 degrees 50 minutes 15 seconds East, departing the centerline of said creek, along the west line of said F.M. 740, a distance of 1,754.38 feet to the POINT OF BEGINNING and containing 2,312,602 square feet or 53.090 acres of land more or less.

Surveyor's Certification

I, BRIAN J. MADDOX, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS MAP FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND, AND THE MONUMENTS SHOWN THEREON WERE FOUND UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SURVEYING RULES AND REGULATIONS OF THE STATE OF TEXAS.

*B. J. Maddox* 1-25-07  
Registered Surveyor: Brian J. Maddox  
Registered Land Surveyor No.: 5430  
In the State of Texas  
Date of Survey: December 13, 2006  
Date of Last Revision: December 14, 2006  
Date Printed: December 14, 2006  
MSM Project No. 06444



Survey Prepared By:  
Maddox Surveying & Mapping  
P.O. Box 2109  
Forney, Texas 75126  
Phone: (972) 564-4416  
Fax: (972) 564-4428

Boundary Survey

Yandell - Lot 8  
David & Walter Yandell  
Forney, Texas