

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 150,000 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 for the north corner of Lot 5, Block B of Bluff View Estates Phase One, an addition to the City of Forney, Kaufman County, Texas as shown on the plat recorded in Cabinet 1, Slide 560 of the Plat Records of Kaufman County, Texas;

THENCE South 22 degrees 35 minutes 51 seconds East, along the west line of said Lot 5, a distance of 319.53 feet to a P.K. nail set in the centerline of Lover's Lane, a variable width right of way, for corner;

THENCE South 46 degrees 10 minutes 49 seconds West, along the centerline of said Lover's Lane, a distance of 323.89 feet to a P.K. nail set for the most southerly southwest corner of said Walter Yandell tract and the most easterly southeast corner of a called 150,000 acre tract of land described as "Exhibit C" in the Partition Deed to David Yandell recorded in Volume 1087, Page 388 of said Deed Records;

THENCE North 46 degrees 52 minutes 50 seconds West, departing the centerline of said Lover's Lane and along the common line of said Walter and David Yandell tracts, a distance of 336.86 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 43 degrees 07 minutes 24 seconds West, along the common line of said Walter and David Yandell tracts, a distance of 308.17 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 43 degrees 19 minutes 50 seconds West, along the common line of said Walter and David Yandell tracts, a distance of 880.23 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 53 degrees 43 minutes 15 seconds West, departing the common line of said Walter and David Yandell tracts, a distance of 415.30 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 16 degrees 24 minutes 44 seconds West, a distance of 232.16 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set in the common line of said Walter and David Yandell tracts;

THENCE North 58 degrees 36 minutes 31 seconds West, along the common line of said Walter and David Yandell tracts, a distance of 1,432.61 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set in the south line 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 for the northeast corner of Lot 28, Block K of Skyline Estates Phase III, an addition to the City of Forney, Kaufman County, Texas as shown on the plat recorded in Cabinet 2, Slide 611 of said Plat Records;

THENCE North 42 degrees 08 minutes 39 seconds East, along the common line of said Walter and Virginia Yandell tracts, a distance of 1,216.31 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE North 49 degrees 05 minutes 39 seconds East, along the common line of said Walter and Virginia Yandell tracts, a distance of 1,139.59 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE North 52 degrees 14 minutes 40 seconds East, along the common line of said Walter and Virginia Yandell tracts, at a distance of 141.02 feet, pass the southeast corner of said Virginia Yandell tract and continuing for a total distance of 384.05 feet to a 1/2 inch iron rod found for the northwest corner of Lot 1, 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 said Plat Records;

THENCE South 38 degrees 00 minutes 59 seconds East, along the west line of said Lot 1, a distance of 150.00 feet to an "X" cut set in concrete in the north line of Hillside Drive, a 50 feet wide right of way, for the southwest corner of said Lot 1;

THENCE South 51 degrees 59 minutes 01 seconds West, along the north line of said Hillside Drive, a distance of 25.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 38 degrees 06 minutes 48 seconds East, at a distance of 50 feet, pass the south line of said Hillside Drive and the northwest corner of Lot 20, Block C of said Bluff View Estates Phase Two, and continuing for a total distance of 208.73 feet to a 1 inch iron pipe found for the southwest corner of said Lot 20;

THENCE North 52 degrees 32 minutes 21 seconds East, along the south line of said Lot 20, a distance of 39.19 feet to a 1 inch iron pipe found for the northwest corner of Lot 18, Block C of said Bluff View Estates Phase Two;

THENCE South 42 degrees 27 minutes 52 seconds East, along the west line of said Lot 18, a distance of 75.58 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

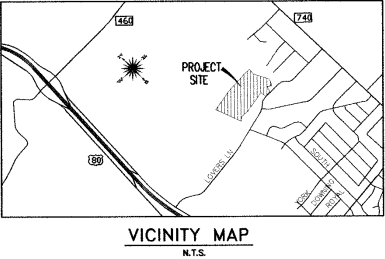
THENCE South 67 degrees 02 minutes 57 seconds East, along the west line of said Bluff View Estates Phase Two, a distance of 550.02 feet to a 1/2 inch iron rod found in the north line of Virginia Street, a 50 feet wide right of way, for the southwest corner of Lot 14, Block C of said Bluff View Estates Phase Two;

THENCE South 22 degrees 37 minutes 20 seconds West, along the north line of said Virginia Street, a distance of 17.85 feet to a 600 nail found for corner;

THENCE South 67 degrees 12 minutes 34 seconds East, at a distance of 50.00 feet, pass the south line of said Virginia Street and the west corner of Lot 17, Block B of said Bluff View Estates Phase Two, and continuing for a total distance of 205.45 feet to a 5/8 inch iron rod found for the south corner of said Lot 17 and a corner of Lot 10, Block B of said Bluff View Estates Phase Two;

THENCE South 14 degrees 28 minutes 33 seconds East, along the west line of said Bluff View Estates Phase Two, a distance of 371.26 feet to a 1/2 inch iron rod found in the north line of Lot 4, Block B of said Bluff View Estates Phase One for the southwest corner of Lot 9, Block B of said Bluff View Estates Phase Two;

THENCE South 88 degrees 23 minutes 51 seconds West, along the north line of said Bluff View Estates Phase One, a distance of 251.87 feet to the POINT OF BEGINNING and containing 3,694,929 square feet or 84.824 acres of land more or less.



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.

Boundary Survey

Yandell - Lot 1

David & Walter Yandell
Forney, Texas

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.

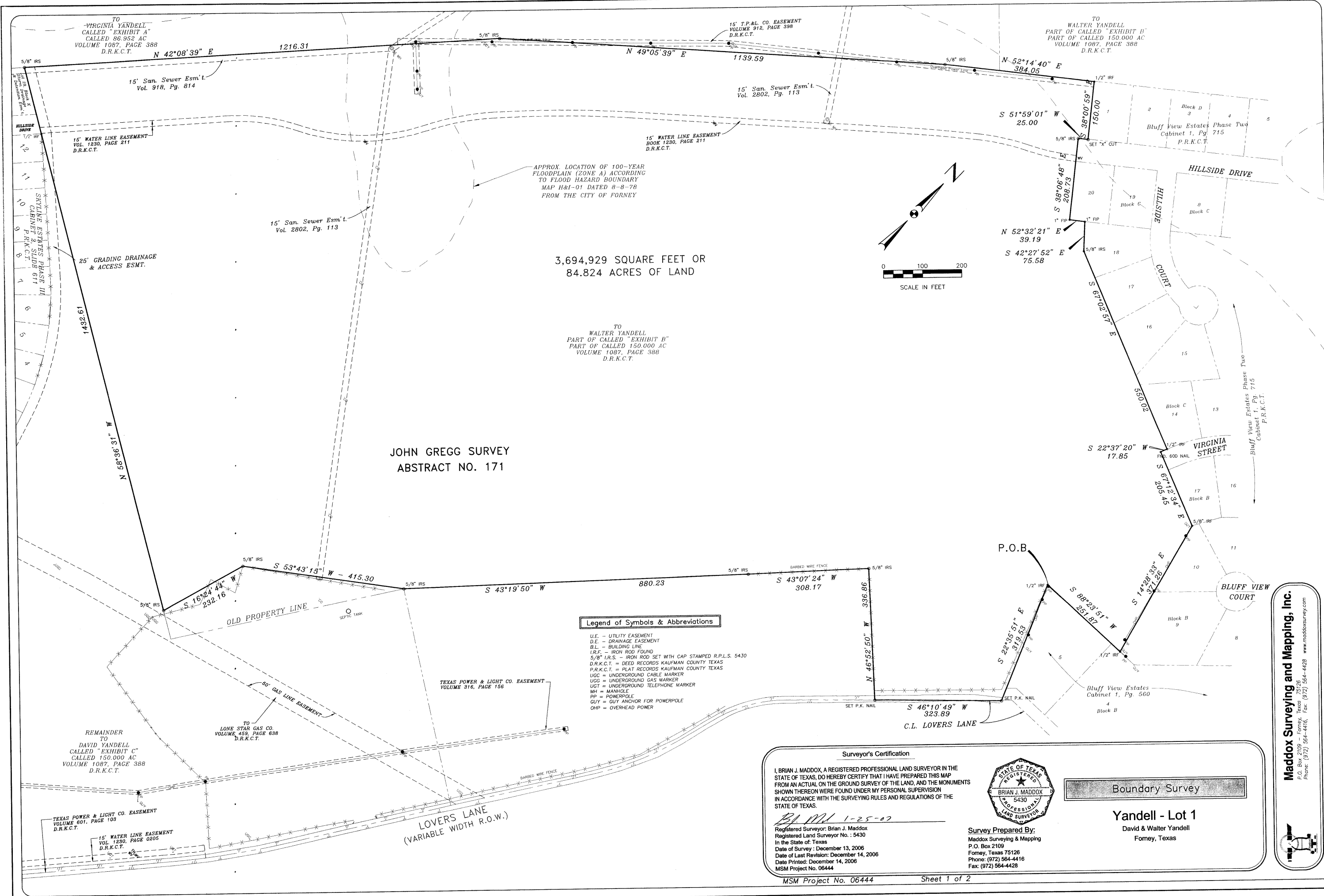
Brian J. Maddox 1-25-07

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





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Yandell - Lot 1
David & Walter Yandell
Forney, Texas

Survey Prepared By:
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