

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

496,689 SQUARE FEET OR
11.402 ACRES OF LAND

JOHN GREGG SURVEY
ABSTRACT NO. 171

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

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

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

TEXAS POWER & LIGHT CO. EASEMENT
VOLUME 316, PAGE 166

TO
LONE STAR GAS CO.
VOLUME 459, PAGE 638
D.R.K.C.T.

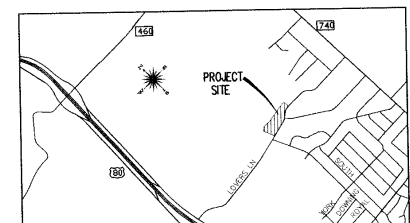
Legend of Symbols & Abbreviations

- 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
- UGC = UNDERGROUND CABLE MARKER
- UGG = UNDERGROUND GAS MARKER
- UGT = UNDERGROUND TELEPHONE MARKER
- MH = MANHOLE
- PP = POWERPOLE
- GUY = GUY ANCHOR FOR POWERPOLE
- OHP = OVERHEAD POWER

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.

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.



VICINITY MAP
N.T.S.

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 C" in the Partition Deed to David 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 P.K. nail set in the centerline of Lover's Lane, a variable width right of way, for the most easterly southeast corner of said David Yandell tract and the most southerly southwest corner 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 said Deed Records;

THENCE South 45 degrees 49 minutes 39 seconds West, along the centerline of said Lover's Lane, a distance of 226.17 feet to a P.K. nail set for the beginning of a curve to the left;

THENCE in a southwesterly direction along the centerline of said Lover's Lane and along said curve to the left, having a radius of 360.26 feet, a central angle of 30 degrees 43 minutes 00 seconds, a chord which bears South 30 degrees 28 minutes 09 seconds West at a distance of 190.83 feet, and an arc length of 193.14 feet to a P.K. nail set at the end of said curve to the left;

THENCE South 15 degrees 06 minutes 39 seconds West, along the centerline of said Lover's Lane, a distance of 96.46 feet to a P.K. nail set for the beginning of a curve to the right;

THENCE in a southwesterly direction along the centerline of said Lover's Lane and along said curve to the right, having a radius of 782.17 feet, a central angle of 18 degrees 19 minutes 53 seconds, a chord which bears South 24 degrees 16 minutes 36 seconds West at a distance of 249.18 feet, and an arc length of 250.25 feet to a P.K. nail set at the end of said curve to the right;

THENCE South 33 degrees 26 minutes 32 seconds West, along the centerline of said Lover's Lane, a distance of 366.59 feet to a P.K. nail set for corner;

THENCE North 56 degrees 25 minutes 21 seconds West, departing the centerline of said Lover's Lane, a distance of 566.47 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set in the north line of said David Yandell tract and the south line of said Walter Yandell tract for corner;

THENCE North 43 degrees 19 minutes 50 seconds East, 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 North 43 degrees 07 minutes 24 seconds East, 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 46 degrees 52 minutes 50 seconds East, along the common line of said Walter and David Yandell tracts, a distance of 336.86 feet to the POINT OF BEGINNING and containing 496,689 square feet or 11.402 acres of land more or less.

Boundary Survey

Yandell - Lot 2

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.

B.J.M. 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

Maddox Surveying and Mapping, Inc.
P.O. Box 2109 - Forney, Texas 75126
Phone: (972) 564-4416 Fax: (972) 564-4428 www.maddoxsurveying.com