

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 described as follows:

BEGINNING at a P.K. nail set in the centerline of Lover's Lane, a variable width right-of-way;

THENCE South 32 degrees 43 minutes 31 seconds West, along the centerline of said Lover's Lane, a distance of 428.88 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 2250.00 feet, a central angle of 05 degrees 07 minutes 22 seconds, a chord which bears South 35 degrees 17 minutes 12 seconds West at a distance of 201.10 feet, and an arc length of 201.17 feet to a P.K. nail set at the end of said curve to the right;

THENCE North 47 degrees 31 minutes 53 seconds West, departing the centerline of said Lover's Lane, a distance of 191.23 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 85 degrees 57 minutes 54 seconds West, a distance of 53.93 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE North 88 degrees 43 minutes 03 seconds West, a distance of 107.33 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE North 80 degrees 27 minutes 40 seconds West, a distance of 151.57 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

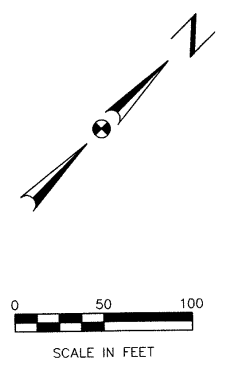
THENCE North 79 degrees 36 minutes 25 seconds West, a distance of 60.59 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE North 01 degree 41 minutes 42 seconds West, a distance of 172.92 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE North 16 degrees 24 minutes 44 seconds East, at a distance of 33.40 feet, pass the common line of said David Yandell tract and 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, and continuing for a total distance of 265.56 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

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

THENCE South 56 degrees 25 minutes 21 seconds East, departing the common line of said David and Walter Yandell tracts, a distance of 566.47 feet to the POINT OF BEGINNING and containing 443,149 square feet or 10.173 acres of land more or less.



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

TO
LONE STAR GAS CO.
VOLUME 458, PAGE 638
D.R.K.C.T.

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

REMAINDER
TO
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PORTION OF CALLED "EXHIBIT C"
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D.R.K.C.T.

JOHN GREGG SURVEY
ABSTRACT NO. 171

443,149 SQUARE FEET OR
10.173 ACRES OF LAND

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
- U.C.C. = UNDERGROUND CABLE MARKER
- U.G.G. = UNDERGROUND GAS MARKER
- U.G.T. = UNDERGROUND TELEPHONE MARKER
- M.H. = MANHOLE
- P.P. = POWERPOLE
- G.U.Y. = GUY ANCHOR FOR POWERPOLE
- O.H.P. = 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.

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

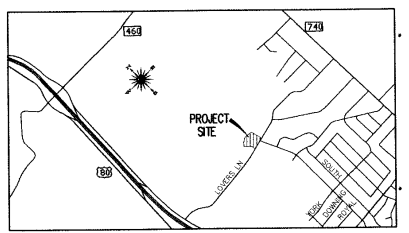
Registered Surveyor: Brian J. Maddox
Registered Land Surveyor No.: 5430
In the State of: Texas
Date of Survey: December 13, 2006
Date of Last Revision: December 14, 2006
Date Printed: December 14, 2006
MSM Project No. 06444



Survey Prepared By:
Maddox Surveying & Mapping
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Boundary Survey

Yandell - Lot 3
David & Walter Yandell
Forney, Texas



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.

R=2250.00
L=201.17
Δ=05°07'22"
T=100.65
CB=S35°17'12" W
LC=201.10

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