

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.

BEGINNING at a P.K. nail set in the centerline of Lover's Lane, a variable width right of way, said point bears South 50 degrees 31 minutes 15 seconds East, a distance of 30.65 feet from the east corner of Lot 1, Block E 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 the Plat Records of Kaufman County, Texas.

THENCE North 49 degrees 23 minutes 42 seconds West, along the northeast line of said Skyline Estates Phase III, a distance of 659.04 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner.

THENCE North 23 degrees 50 minutes 15 seconds West, along the northeast line of said Skyline Estates Phase III, a distance of 111.31 feet to a P.K. nail set in the south line of Kelli Drive, a 50 feet wide right-of-way, for the north corner of Lot 11, Block E of said Skyline Estates Phase III.

THENCE North 16 degrees 59 minutes 01 second West, a distance of 50.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set in the north line of said Kelli Drive.

THENCE South 73 degrees 00 minutes 59 seconds West, along the north line of Kelli Drive, a distance of 53.45 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the southeast corner of Lot 5, Block F of said Skyline Estates Phase III.

THENCE North 17 degrees 00 minutes 58 second West, along the east line of said Skyline Estates Phase III, a distance of 289.87 feet to a 5/8 inch iron rod found in the north line of Stone Drive, a 50 feet wide right-of-way, and the south line of Lot 1, Block G of said Skyline Estates Phase III.

THENCE North 72 degrees 35 minutes 02 seconds East, along the south line of said Lot 1, a distance of 34.25 feet to a 1/2 inch iron rod found for the east corner of said Lot 1.

THENCE North 16 degrees 35 minutes 51 seconds West, along the east line of said Skyline Estates Phase III, a distance of 125.66 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the beginning of a curve to the left.

THENCE in a northwesterly direction along the east line of said Skyline Estates Phase III and along said curve to the left, having a radius of 685.00 feet, a central angle of 31 degrees 14 minutes 34 seconds, a chord which bears North 32 degrees 13 minutes 08 seconds West at a distance of 368.91 feet, and an arc length of 373.52 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set at the end of said curve to the left.

THENCE North 47 degrees 50 minutes 25 seconds West, along the northeast line of said Skyline Estates Phase III, a distance of 365.27 feet to a 1/2 inch iron rod found in the west line 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 for the north corner of Lot 12, Block G of said Skyline Estates Phase III.

THENCE South 58 degrees 35 minutes 43 seconds East, departing the northeast line of said Skyline Estates Phase III and along the common line of said David and Walter Yandell tracts, a distance of 1,258.12 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, departing the common line of said David and Walter Yandell tracts, a distance of 33.40 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner.

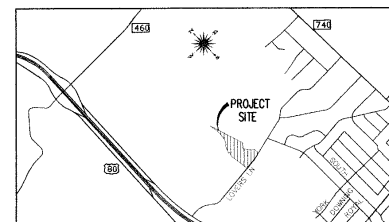
THENCE South 01 degree 41 minutes 42 seconds East, a distance of 172.32 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner.

THENCE South 79 degrees 36 minutes 25 seconds East, 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 South 80 degrees 27 minutes 40 seconds East, a distance of 161.04 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner.

THENCE South 88 degrees 43 minutes 03 seconds East, a distance of 115.41 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner.

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



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

THENCE North 85 degrees 57 minutes 54 seconds East, 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 South 47 degrees 31 minutes 53 seconds East, a distance of 191.23 feet to a P.K. nail set in the centerline of said Lover's Lane for the beginning of a non-tangent 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 03 degrees 04 minutes 46 seconds, a chord which bears South 39 degrees 23 minutes 16 seconds West at a distance of 120.91 feet, and an arc length of 120.93 feet to a P.K. nail set at the end of said curve to the right.

THENCE South 40 degrees 55 minutes 39 seconds West, along the centerline of said Lover's Lane, a distance of 541.66 feet to the POINT OF BEGINNING and containing 666,218 square feet or 15.294 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 4

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. Mad. 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:
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MSM Project No. 06444

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