

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 all 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 the Deed Records of Kaufman County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set in the northwest line of Lot 27, Block K of Skyline Estates Phase I, an addition to the City of Forney, Kaufman County, Texas as shown on the plat recorded in Cabinet 2, Slide 157 of the Plat Records of Kaufman County, Texas for the east 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 and the south corner of said Virginia Yandell tract;

THENCE North 40 degrees 10 minutes 51 seconds West, along the west line of said Virginia Yandell tract and the east line of said David Yandell tract, a distance of 1,276.36 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 18 degrees 26 minutes 46 seconds West, a distance of 127.47 feet;  
North 05 degrees 29 minutes 56 seconds West, a distance of 163.29 feet;  
North 36 degrees 14 minutes 24 seconds East, a distance of 254.89 feet;  
North 83 degrees 40 minutes 56 seconds East, a distance of 53.24 feet;  
South 45 degrees 30 minutes 01 second East, a distance of 151.71 feet;  
North 82 degrees 34 minutes 47 seconds East, a distance of 58.93 feet;  
North 54 degrees 02 minutes 45 seconds East, a distance of 49.51 feet;  
North 21 degrees 10 minutes 45 seconds East, a distance of 50.59 feet;  
North 41 degrees 42 minutes 17 seconds East, a distance of 49.36 feet;  
North 69 degrees 20 minutes 38 seconds East, a distance of 37.12 feet;  
North 41 degrees 28 minutes 37 seconds East, a distance of 60.66 feet;  
North 29 degrees 09 minutes 43 seconds West, a distance of 154.32 feet;  
North 24 degrees 12 minutes 13 seconds East, a distance of 84.98 feet;  
North 68 degrees 49 minutes 16 seconds East, a distance of 113.08 feet;  
South 52 degrees 06 minutes 15 seconds East, a distance of 149.54 feet;  
North 81 degrees 49 minutes 09 seconds East, a distance of 96.52 feet;  
North 45 degrees 09 minutes 37 seconds East, a distance of 170.48 feet;  
North 07 degrees 22 minutes 32 seconds East, a distance of 130.76 feet;  
North 68 degrees 21 minutes 00 seconds East, a distance of 201.63 feet;  
North 07 degrees 22 minutes 32 seconds East, a distance of 178.09 feet;  
North 65 degrees 52 minutes 04 seconds East, a distance of 82.01 feet;  
North 30 degrees 19 minutes 36 seconds East, a distance of 103.36 feet;  
North 76 degrees 22 minutes 02 seconds East, a distance of 95.55 feet;  
North 46 degrees 27 minutes 47 seconds East, a distance of 223.75 feet;  
North 31 degrees 54 minutes 32 seconds West, a distance of 245.11 feet;  
North 13 degrees 21 minutes 19 seconds East, a distance of 275.98 feet;  
North 59 degrees 38 minutes 38 seconds East, a distance of 110.21 feet;  
North 26 degrees 23 minutes 11 seconds East, a distance of 110.21 feet;

THENCE North 09 degrees 07 minutes 28 seconds West, a distance of 130.62 feet to a point in the west line 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 said Deed Records;

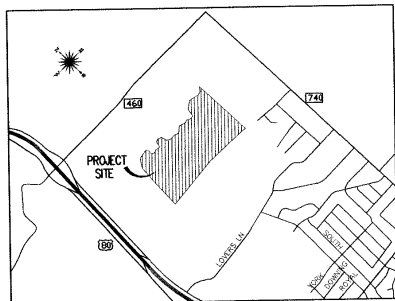
THENCE South 44 degrees 50 minutes 44 seconds East, departing the centerline of said creek, along the west line of said Walter Yandell tract and the east line of said Virginia Yandell tract, a distance of 1,673.89 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the east corner of said Virginia Yandell tract;

THENCE South 52 degrees 05 minutes 39 seconds West, along the southeast line of said Virginia Yandell tract and the northwest line of said Walter Yandell tract, a distance of 141.02 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 49 degrees 05 minutes 39 seconds West, along the southeast line of said Virginia Yandell tract and the northwest line of said Walter Yandell tract, 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 South 42 degrees 05 minutes 27 seconds West, along the southeast line of said Virginia Yandell tract and the northwest line of said Walter Yandell tract, at a distance of 1,216.31 feet, pass the north corner of Lot 29, 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 and continuing for a total distance of 1,477.05 feet to the POINT OF BEGINNING and containing 3,679,762 square feet or 84.476 acres of land more or less.

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.

Boundary Survey

Yandell - Lot 7

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. 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

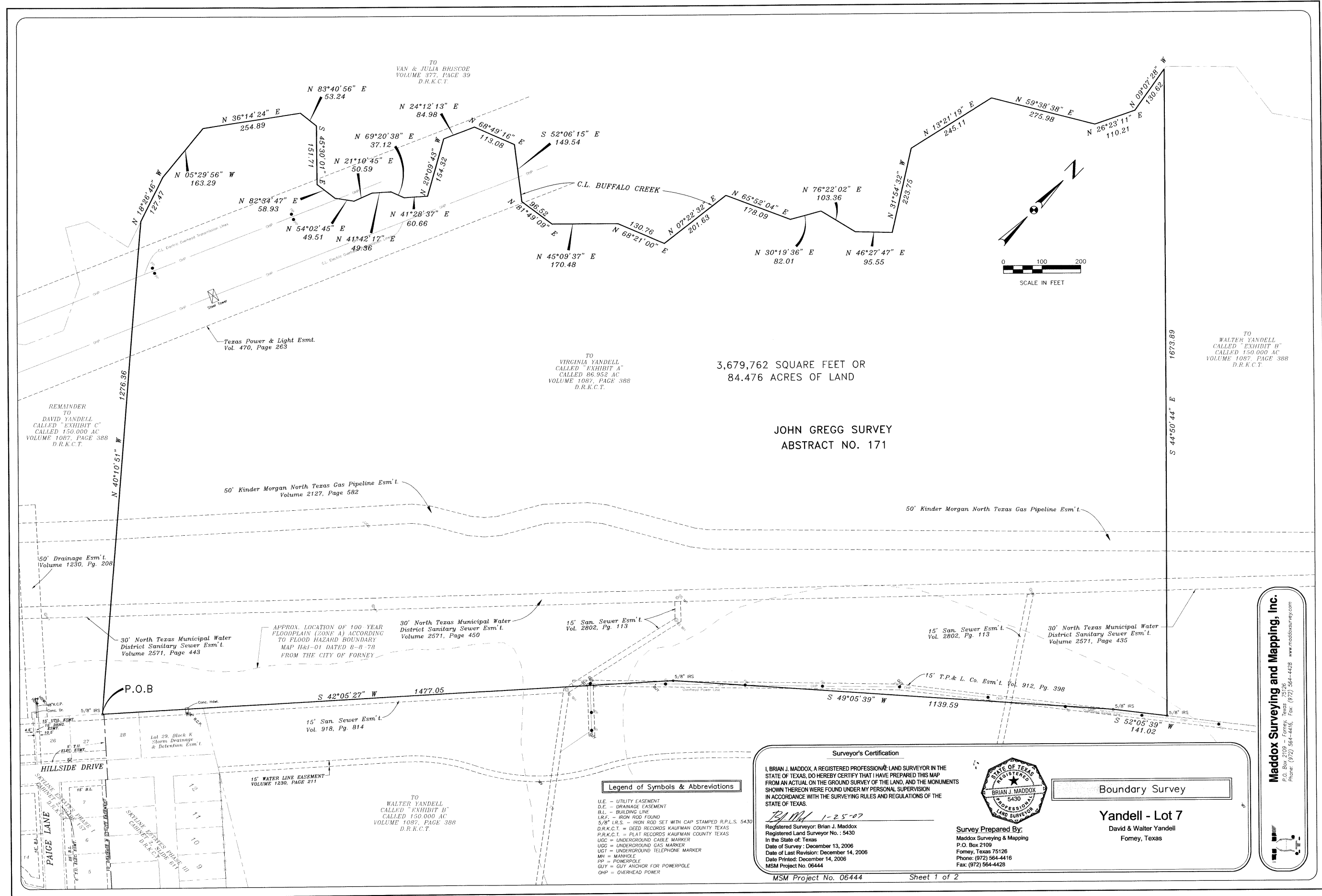
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Sheet 2 of 2

Maddox Surveying and Mapping, Inc.

P.O. Box 2109 - Forney, Texas 75126  
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3,679,762 SQUARE FEET OR  
84.476 ACRES OF LAND

JOHN GREGG SURVEY  
ABSTRACT NO. 171

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

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*Brian J. Maddox* 1-25-07  
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Boundary Survey

Yandell - Lot 7  
David & Walter Yandell  
Forney, Texas

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