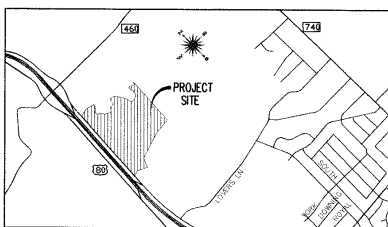


THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND DECEMBER 13, 2006 AND COMPUTED BY Online Positioning User Service (OPUS) OFFERED BY THE NATIONAL GEODETIC SURVEY.

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

VICINITY MAP
NTSJOHN GREGG SURVEY
ABSTRACT NO. 171

Texas Power & Light Esmt.
Vol. 470. Page 263

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

50' Kinder Morgan North Texas Gas Pipeline Esm't
Volume 2127, Page 582

TO
VIRGINIA YANDELL
CALLED "EXHIBIT A"
CALLED 86.952 AC
VOLUME 1087, PAGE 388
D R K C T

30' North Texas Municipal Water
District Sanitary Sewer Esm't.
Volume 2571, Page 450

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.

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 1/2 inch iron rod found on the east line of U.S. Highway 80, a 300 feet wide right of way, for the west corner of Open Space A, Block A of Skyline Estates Phase II, an addition to the City of Forney, Kaufman County, Texas as shown on the plat recorded in Cabinet 2, Slide 546 of the Plat Records of Kaufman County, Texas;

THENCE North 45 degrees 25 minutes 56 seconds West, along the east line of said U.S. Highway 80, a distance of 103.54 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE North 40 degrees 10 minutes 51 seconds West, along the east line of said U.S. Highway 80, a distance of 1,888.38 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	31	degrees	58	minutes	24	seconds	East, a distance of	212.35 feet;
North	63	degrees	08	minutes	22	seconds	East, a distance of	230.13 feet;
South	24	degrees	24	minutes	4	seconds	East, a distance of	91.68 feet;
South	09	degrees	20	minutes	30	seconds	West, a distance of	119.10 feet;
South	53	degrees	52	minutes	12	seconds	East, a distance of	86.23 feet;
North	66	degrees	22	minutes	30	seconds	East, a distance of	78.12 feet;
South	72	degrees	50	minutes	46	seconds	East, a distance of	92.04 feet;
South	56	degrees	01	minutes	01	seconds	East, a distance of	174.88 feet;
North	no	degrees	21	minutes	48	seconds	East, a distance of	95.39 feet;
North	45	degrees	43	minutes	48	seconds	East, a distance of	143.66 feet;
North	32	degrees	56	minutes	59	seconds	West, a distance of	132.16 feet;
South	53	degrees	35	minutes	54	seconds	East, a distance of	88.00 feet;
South	76	degrees	09	minutes	55	seconds	East, a distance of	206.00 feet;
South	75	degrees	14	minutes	26	seconds	East, a distance of	117.60 feet;
South	57	degrees	15	minutes	36	seconds	East, a distance of	46.02 feet;
South	68	degrees	43	minutes	48	seconds	East, a distance of	91.89 feet;
North	25	degrees	08	minutes	12	seconds	East, a distance of	127.18 feet;
North	25	degrees	09	minutes	19	seconds	West, a distance of	145.96 feet;
North	59	degrees	08	minutes	45	seconds	West, a distance of	59.36 feet;
North	30	degrees	01	minute	57	seconds	East, a distance of	124.17 feet;
North	77	degrees	39	minutes	26	seconds	East, a distance of	

THENCE North 18 degrees 26 minutes 46 seconds West, a distance of 74.03 feet to a point in the west 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;

THENCE South 40 degrees 10 minutes 51 seconds East, departing the centerline of said creek and along the west line of said Virginia Yandell tract, a distance of 1,276.36 feet to 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 Foley, Kaufman County, Texas as shown on the plat recorded in Cabinet 2, Slide 157 of said Plat Records for the south corner of said Virginia Yandell tract;

THENCE South 42 degrees 12 minutes 50 seconds West, along the northwest line of said Skyline Estates Phase I, a distance of 423.55 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set in the northwest line of Lot 24, 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 South 28 degrees 29 minutes 32 seconds West, along the northwest line of said Skyline Estates Phase III, a distance of 706.11 feet to a 1/2 inch iron rod found for the west corner of Lot 15, Block K of said Skyline Estates Phase III;

THENCE South 21 degrees 09 minutes 41 seconds East, along the west line of said Skyline Estates Phase III, a distance of 245.90 feet to a 1/2 inch iron rod found in the north line of said Skyline Estates Phase II for the north corner of Lot 27, Block A of said Skyline Estates Phase II;

THENCE North 73 degrees 34 minutes 12 seconds West, along the north line of said Skyline Estates Phase II, a distance of 264.37 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the north corner of said Open Space A of said Skyline Estates Phase II;

THENCE South 28 degrees 27 minutes 41 seconds West, along the northwest line of said Open Space A, a distance of 144.62 feet to the POINT OF BEGINNING and containing 2,283,523 square feet or 52.422 acres of land more or less.

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.

BA. MS 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:

Survey Prepared By:
Maddox Surveying & Mapping
P.O. Box 2109
Forney, Texas 75126
Phone: (972) 564-4416
Fax: (972) 564-4428



MSM Project No. 06444

Sheet 1 of 1

Maddox Surveying and Mapping, Inc.

