



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.

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.

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 1/2 inch iron rod found near a concrete marker at the intersection of the north line of Lover's Lane, a variable width right of way with the east line of U.S. Highway 80, a 300 feet wide right of way, for the beginning of a curve to the right;

THENCE in a northwesterly direction along the east line of said U.S. Highway 80 and along said curve to the right, having a radius of 5,549.58 feet, a central angle of 10 degrees 42 minutes 36 seconds, a chord which bears North 48 degrees 50 minutes 19 seconds West at a distance of 1,035.85 feet, and an arc length of 1,037.35 feet to a 1/2 inch iron rod found for the south corner of Lot 22, 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 and for the beginning of a non-tangent curve to the right;

THENCE in a northeasterly direction along the southeast line of said Skyline Estates Phase II and along said curve to the right, having a radius of 1,128.46 feet, a central angle of 26 degrees 14 minutes 11 seconds, a chord which bears North 57 degrees 50 minutes 42 seconds East at a distance of 512.22 feet, and an arc length of 516.73 feet to a P.K. nail found in the west line of Lot 13, Block A of said Skyline Estates Phase II for the east corner of Lot 15, Block A of said Skyline Estates Phase II and for the beginning of a non-tangent curve to the left;

THENCE in a southeasterly direction along the west line of said Skyline Estates Phase II and along said curve to the left, having a radius of 1,197.02 feet, a central angle of 27 degrees 50 minutes 15 seconds, a chord which bears South 35 degrees 27 minutes 12 seconds East at a distance of 575.88 feet, and an arc length of 581.58 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 South 49 degrees 22 minutes 15 seconds East, along the west line of said Skyline Estates Phase II, a distance of 448.07 feet to a 1/2 inch iron rod found in the north line of said Lover's Lane for the south corner of Lot 1, Block A of said Skyline Estates Phase II;

THENCE South 78 degrees 50 minutes 37 seconds West, along the north line of said Lover's Lane, a distance of 47.55 feet to a 1/2 inch iron rod found for corner;

THENCE South 48 degrees 22 minutes 39 seconds West, along the north line of said Lover's Lane, a distance of 271.54 feet to a 1/2 inch iron rod found near a concrete marker for corner;

THENCE South 87 degrees 06 minutes 32 seconds West, along the north line of said Lover's Lane, a distance of 78.35 feet to the POINT OF BEGINNING and containing 429,993 square feet or 9.872 acres of land more or less.

Boundary Survey

Yandell - Lot 5

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.

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
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.maddoxsurvey.com