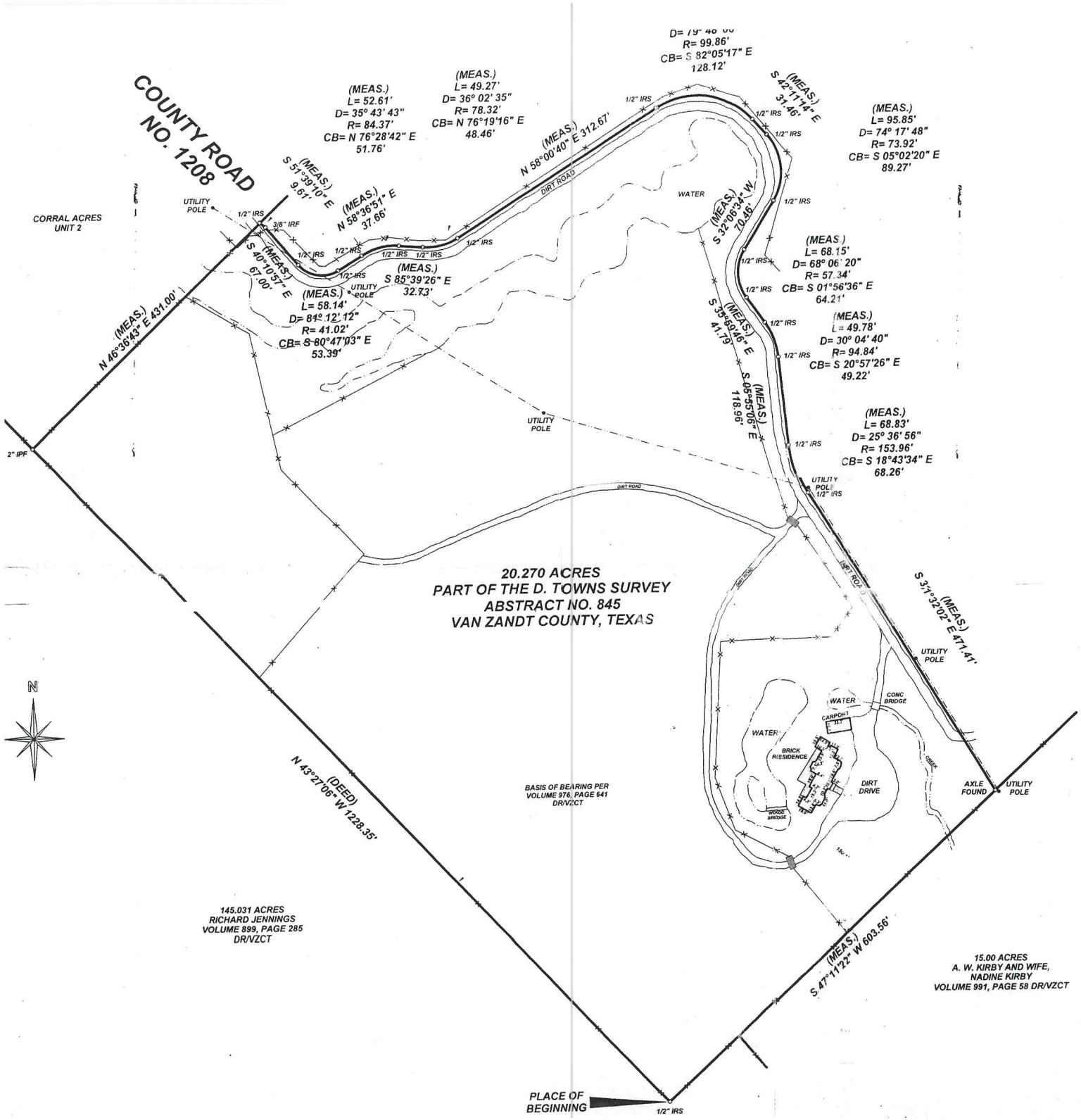

This is to certify that I have, this date, made a careful and accurate survey, on the ground, of pro
1, Box 91, County Road No. 1208, Van Zandt County, Texas and the plat shown hereon is a c
representation of the property; lines and dimensions are as indicated; location and type of build
and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indic
AS SHOWN, there are no visible and apparent easements, encroachment's, or protrusions on the g

This survey was performed in connection with the G. F. Number described herein. Use of this sur
and/or for other purposes shall be at user's risk and any loss resulting from other use shall not be
the undersigned.

Description of Property

Being all that certain lot, tract or parcel of land located in the D. Towns Survey, Abstract No. 845,
Texas and being part of a 29.38 acre tract of land conveyed to T. F. Tullos and wife, Rosalyn Tullo
in Volume 976, Page 641, Deed Records, Van Zandt County, Texas and being more particularly des

Beginning at a 1/2 inch diameter iron rod set at the South corner of said 29.38 acre tract;

Thence North 43 deg. 27 min. 06 sec. West (basis of bearing per volume 976, page 641), along the
said 29.38 acre tract, a distance of 1228.35 feet to a 2 inch diameter iron pipe found for corner;

Thence North 46 deg. 36 min. 43 sec. East, along the Northwest line of said 29.38 acre tract, a dista
to a 1/2 inch diameter iron rod set for corner;

Thence South 51 deg. 39 min. 10 sec. East, a distance of 9.61 feet to a 3/8 inch diameter iron rod fou

Thence South 40 deg. 10 min. 57 sec. East, a distance of 67.00 feet to a 1/2 inch diameter iron rod se
of a curve to the left having a central angle of 81 deg. 12 min. 12 sec., a radius of 41.02 feet and a
South 80 deg. 47 min. 03 sec. East, 53.39 feet;

Thence in a Southeasterly direction, along said curve to the left, an arc distance of 58.14 feet to a
iron rod set for corner;

Thence North 58 deg. 36 min. 51 sec. East, a distance of 37.66 feet to a 1/2 inch diameter iron rod set
of a curve to the right having a central angle of 35 deg. 43 min. 43 sec., a radius of 84.37 feet and a
North 76 deg. 28 min. 42 sec. East, 51.76 feet;

Thence in a Northeasterly direction, along said curve to the right, an arc distance of 52.61 feet to a
iron rod set for corner;

Thence South 85 deg. 39 min. 26 sec. East, a distance of 32.73 feet to a 1/2 inch diameter iron rod set
of a curve to the left having a central angle of 36 deg. 02 min. 35 sec., a radius of 78.32 feet and a
North 76 deg. 19 min. 16 sec. East, 48.46 feet;

Thence in a Northeasterly direction, along said curve to the left, an arc distance of 49.27 feet to a 1
iron rod set for corner;

Thence North 58 deg. 00 min. 40 sec. East, a distance of 312.67 feet to a 1/2 inch diameter iron
beginning of a curve to the right having a central angle of 79 deg. 48 min. 06 sec., a radius of 99.86
bearing of South 82 deg. 05 min. 17 sec. East, 128.12 feet;

Thence in a Southeasterly direction, along said curve to the right, an arc distance of 139.09 fee
diameter iron rod set for corner;

Thence South 42 deg. 11 min. 14 sec. East, a distance of 31.46 feet to a 1/2 inch diameter iron rod set
of a curve to the right having a central angle of 74 deg. 17 min. 48 sec., a radius of 73.92 feet and a
South 05 deg. 02 min. 20 sec., 89.27 feet;

Thence in a Southerly direction, along said curve to right, an arc distance of 95.85 feet to a 1/2 inch di
set for corner;

Thence South 32 deg. 06 min. 34 sec. West, a distance of 70.46 feet to a 1/2 inch diameter iron
beginning of a curve to the left having a central angle of 68 deg. 06 min. 20 sec., a radius of 57.34 fe
bearing of South 01 deg. 56 min. 36 sec. East, 64.21 feet;

Thence in a Southeasterly direction, along said curve to the left, an arc distance of 68.83 feet to a 1/2
iron rod set for corner;

Thence South 31 deg. 32 min. 02 sec. East, a distance of 471.41 feet to an axle found for corner in the
of said 29.38 acre tract;

Thence South 47 deg. 11 min. 22 sec. West, along said Southeast line, a distance of 603.56 feet to th
BEGINNING and containing 20.270 acres of land.

ACCORDING TO THE COMMUNITY - PANEL NO. 481040 0007 A OF THE FEDERAL E
MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OR FLOOD HAZARD BOUNDARY
JANUARY 10, 1978. THE PROPERTY SHOWN HEREON IS NOT LOCATED IN ZONE "A" (A
YEAR FLOODPLAIN).

STATE OF TEXAS REGISTERED DONALD LEE NEAGLE 5230 PROFESSIONAL LAND SURVEYOR

Donald Lee Neagle - Registered Prof
Land Surveyor N

D.L. NEAGLE CO., INC.
PO BOX 182
TERRELL, TX 75160 (972) 524-2730

DATE	SCALE	JOB NO.
2/19/99	1"=70'	99-0040