

Note: The location of the easements in the following instruments of record are undefined.

1. Vol. 408 pg. 580
2. Vol. 450 pg. 574
3. Vol. 453 pg. 75

Line	Bearing	Distance
1	N65°35'21"W	177.63'
2	N77°19'30"E	63.89'
3	N82°23'12"E	34.72'
4	N79°55'57"E	49.45'
5	S72°29'49"E	147.55'
6	N52°31'33"E	90.59'
7	S43°46'34"E	100.06'

Curve	Delta Angle	Radius	Arc
1	S1°56'42"	89.70'	61.32'
	Tangent	Chord	Chord Bearing
	63.70'	76.57'	S 17°52'46" E

**PLAT OF  
LAND TITLE SURVEY  
SHOWING  
PART OF THE  
MARTHA MUSICK SUR. A - 312  
KAUFMAN COUNTY, TEXAS**


To: Michael A. McFerrin  
Stratford Realty Capital, L.P.  
and LandAmerica American Title Company (GF No. 1928000679)  
as agent for Lawyers Title Insurance Corporation

I, Greg Sjerven, Registered Professional Land Surveyor No. 5244, do hereby certify that in the month of September, 2008:

- This plat and companion field notes were prepared from an actual on the ground survey made under my direction and supervision and said plat accurately shows (i) the boundaries and areas of the subject property and the location and type of buildings and improvements thereon and the distance therefrom to the nearest facing exterior property lines of the subject property; (ii) the location of all rights-of-way and easements (of which I have personal knowledge or have been advised) affecting the subject property; (iii) all abutting dedicated public streets appearing to provide access to the subject property, together with the width and name thereof; (iv) the location and size of all visible gas, electrical, water, and sewer lines, wires and cable crossings, and anchors or guy wires apparent on the subject property; (v) the location of all building set back lines (of which I have personal knowledge or have been advised), and (vi) the location of all visible sidewalks, curbs, and driveways located on or in front of the subject property;
- Except as shown, there are no (i) visible encroachments upon the subject property by improvements on adjacent property; (ii) visible encroachments on adjacent property, streets or alleys by any improvements on the subject property; (iii) or visible conflicts or protrusions affecting the subject property, apparent on the ground.
- The subject property adjoins High Country Lane, a Kaufman County maintained road.
- The flood hazard area shown is as indicated by Flood Insurance Rate Map, Community Panel No. 480411 0100 B, Zone A, as prepared by The Federal Emergency Management Agency, Effective Date: Sept. 4, 1991.
- This survey conforms to the Texas Society of Professional Land Surveyors accuracy standards for a Category 1A, Condition II Survey and meets the requirements of the General Rules of Procedures and Practices as defined by the Texas Board of Professional Land Surveying.

GIVEN UNDER MY HAND AND SEAL  
this the 19th day of September, 2008.

NOTE: PLAT VOID IF NOT SIGNED IN BLUE.

  
GREG SJERVEN, R. P. L. S. NO. 5244  
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Statewide Surveying Service

