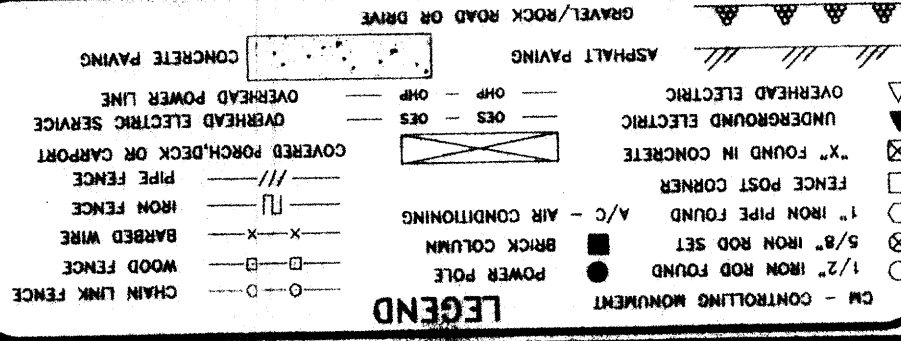


1) THE BASIS OF BEARINGS IS THE NORTH LINE OF A CALLED 25.0 ACRE TRACT DESCRIBED IN VOLUME 768, PAGE 356, OFFICIAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS. 2) THIS PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS: ALL RECORDED IN THE DEED RECORDS OF HUNT COUNTY, TEXAS. VOLUME 628, PAGE 103; VOLUME 596, PAGE 669; VOLUME 550, PAGE 115; VOLUME 617, PAGE 79; VOLUME 683, PAGE 420; VOLUME 687, PAGE 405; VOLUME 691, PAGE 174.

SURVEYORS NOTES:



REVISIONS	DATE	BY

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN	JDW
1"=300'	10/09/02	02274-1			

DOUG CONNALLY & ASSOC., INC.
521 MAIN STREET, SUITE 201
SULPHUR SPRINGS, TEXAS 75482
PHONE: (903) 438-1200
FAX: (903) 438-1266
WWW.DOGSURVEYING.COM

109.634 ACRES	W.A. WOODS SURVEY, A-1200, THOMAS JORDAN, A-543	HUNT COUNTY, TEXAS.	STATE HIGHWAY NO. 34
---------------	---	---------------------	----------------------

NOTE: According to the F.I.R.M. in Map No. 480363 0255 E and does not lie within the 100 year flood zone.

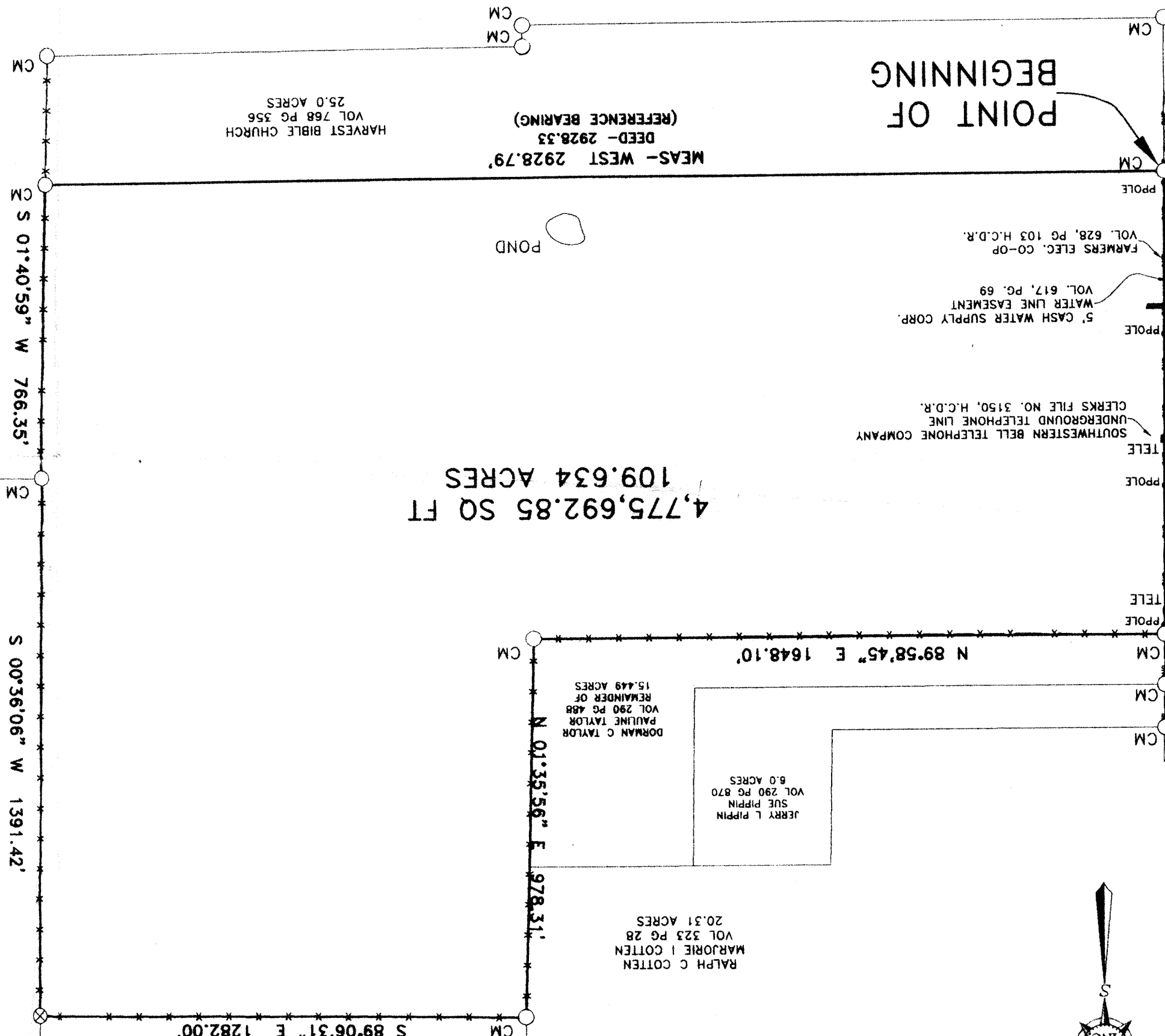
ACCEPTED BY:

SIGNATURE DATE

POINT OF BEGINNING

MEAS - WEST 2928.79'
DEED - 2928.33
HARVEST BIBLE CHURCH
VOL 768 PG 356
25.0 ACRES

4,775,692.85 SQ FT
109.634 ACRES



HOMER JOE WAGES
MYRNA KAY WAGES
VOL 62 PG 732
46.040 ACRES

JOHN D MCGAGHREN
TAX ID # 26647

LEGAL DESCRIPTION

Being a lot, tract, or parcel of land situated in Thomas Jordan Survey, Abstract No. 543, and also the W. A. Wood Survey, Abstract No. 1200, and being all of that certain 85.0 Acre Tract of land conveyed to Angel W. Martinez and Mari E. Martinez, by Warranty Deed recorded in Volume 568, Page 657, Official Public Records, Hunt County, Texas, and also being the remainder of that certain 48.63 Acre Tract of land conveyed from Charles D. Peters and wife, Sandra K. Peters to Angel Martinez and wife, Mari E. Martinez, by Warranty Deed recorded in Volume 535, Page 541, Official Public Records, Hunt County, Texas, and being more particularly described by corner of a called 25.0 acre tract of land conveyed to Harvest Bible Church, by deed recorded in Volume 768, Page 356, Official Public Records, Hunt County, Texas, solid point also lying in the East Right of Way line of State Highway No. 34;

Thence North 00 Degrees 51 Minutes 51 Seconds East, along the East Right of Way of State Highway No. 34, a distance of 1198.81 feet to a 3/8 inch iron rod found at the Southwest corner of the remainder of a called 15.449 acre tract of land conveyed to Dorman C. Taylor and Pauline Taylor, by deed recorded in Volume 290, Page 488, Real Property Records, Hunt County, Texas;

Thence North 89 Degrees 58 Minutes 45 Seconds East, along the South line of said remainder of a called 15.449 acre tract, a distance of 1648.10 feet to a 3/8 inch iron rod found at the Southeast corner of said remainder of a called 15.449 acre;

Thence North 01 Degrees 35 Minutes 56 Seconds East, along the East line of said remainder of a called 15.449 acre tract, a distance of 978.31 feet to a 3/8 inch iron rod found in the East line of a called 20.31 acre tract conveyed to Ralph C. Cotten and Marjorie I. Cotten, by deed recorded in Volume 323, Page 28, Real Property Records, Hunt County, Texas, solid point also being the Southwest corner of a tract of land conveyed to David E. Bench, and Karen Y. Bench, by deed recorded in Volume 366, Page 123, Real Property Records, Hunt County, Texas;

Thence South 89 Degrees 06 Minutes 31 Seconds East, along the South line of said Bench Tract, a distance of 1282.00 feet to a 5/8 inch iron rod set with a yellow plastic cap marked (DCA INC.), at the Southeast corner of said Bench Tract, solid point also lying in the West line of a tract of land conveyed to John D. McGaghren; Thence South 00 Degrees 36 Minutes 06 Seconds West, along the West line of said McGaghren tract, a distance of 1391.42 feet to a 1/2 inch iron rod found at the Southwest corner of said McGaghren tract, solid point also being the Northwest corner of a called 46.040 acre tract conveyed to Homer Joe Wages and Myrna Kay Wages, by deed recorded in Volume 62, Page 732, Real Property Records, Hunt County, Texas;

Thence South 01 Degrees 40 Minutes 59 Seconds East, along the West line of said called 46.040 acre tract, to a 1/2 inch iron rod found with a orange plastic cap marked "Stovall & Assoc.", said point being the Northwest corner of said called 25.0 acre tract;

Thence West, along the North line of said called 25.0 acre tract, a distance of 2928.79 feet to the POINT OF BEGINNING and CONTAINING 4,775,692.85 square feet or 109.634 acres of land.

I, J. R. January, certify to: ANGEL MARTINEZ, as owner; That the plat of Survey shown hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

J. R. JANUARY, R.P.L.S. # 5382
DATE: 12/12/2001