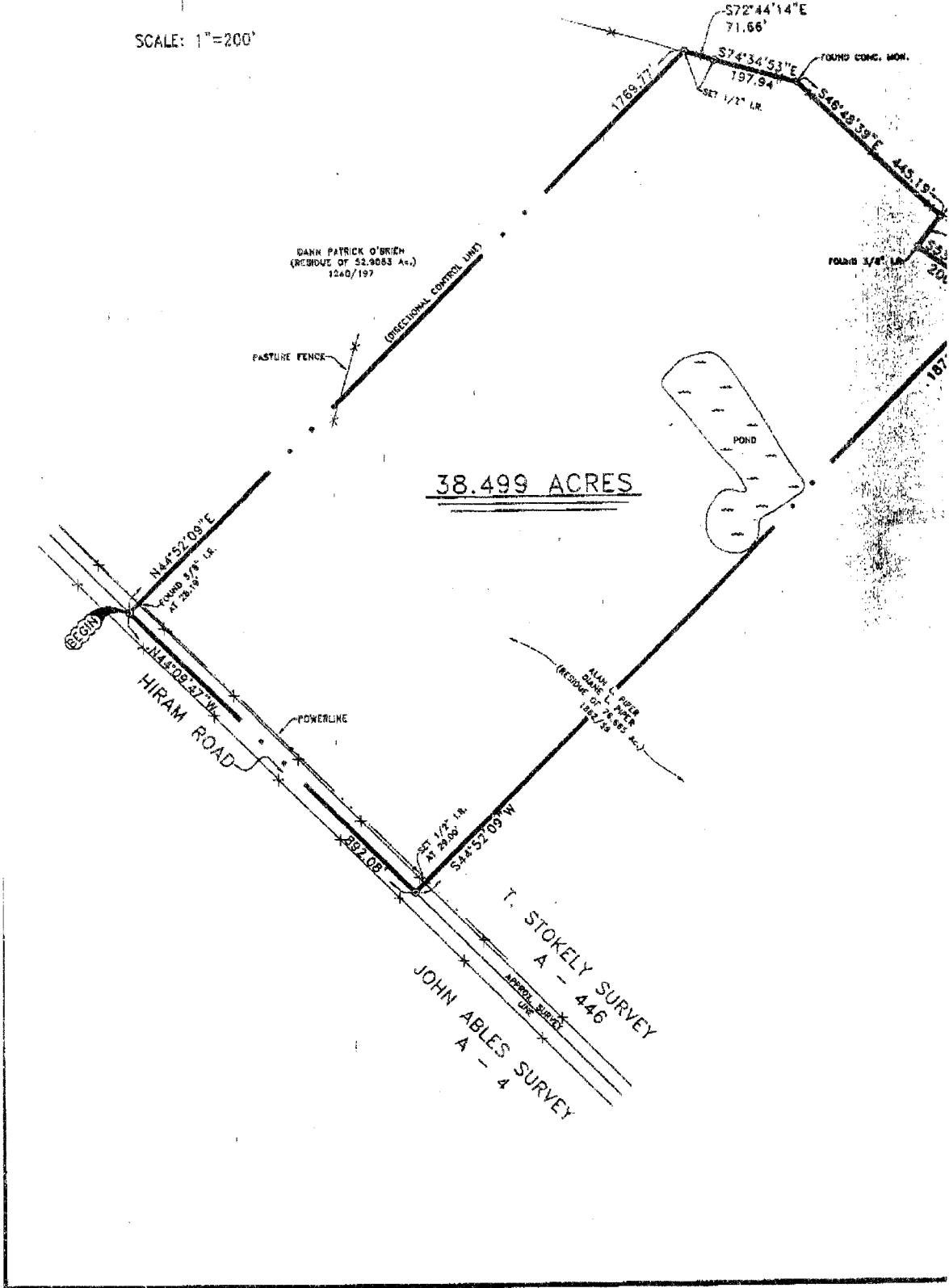
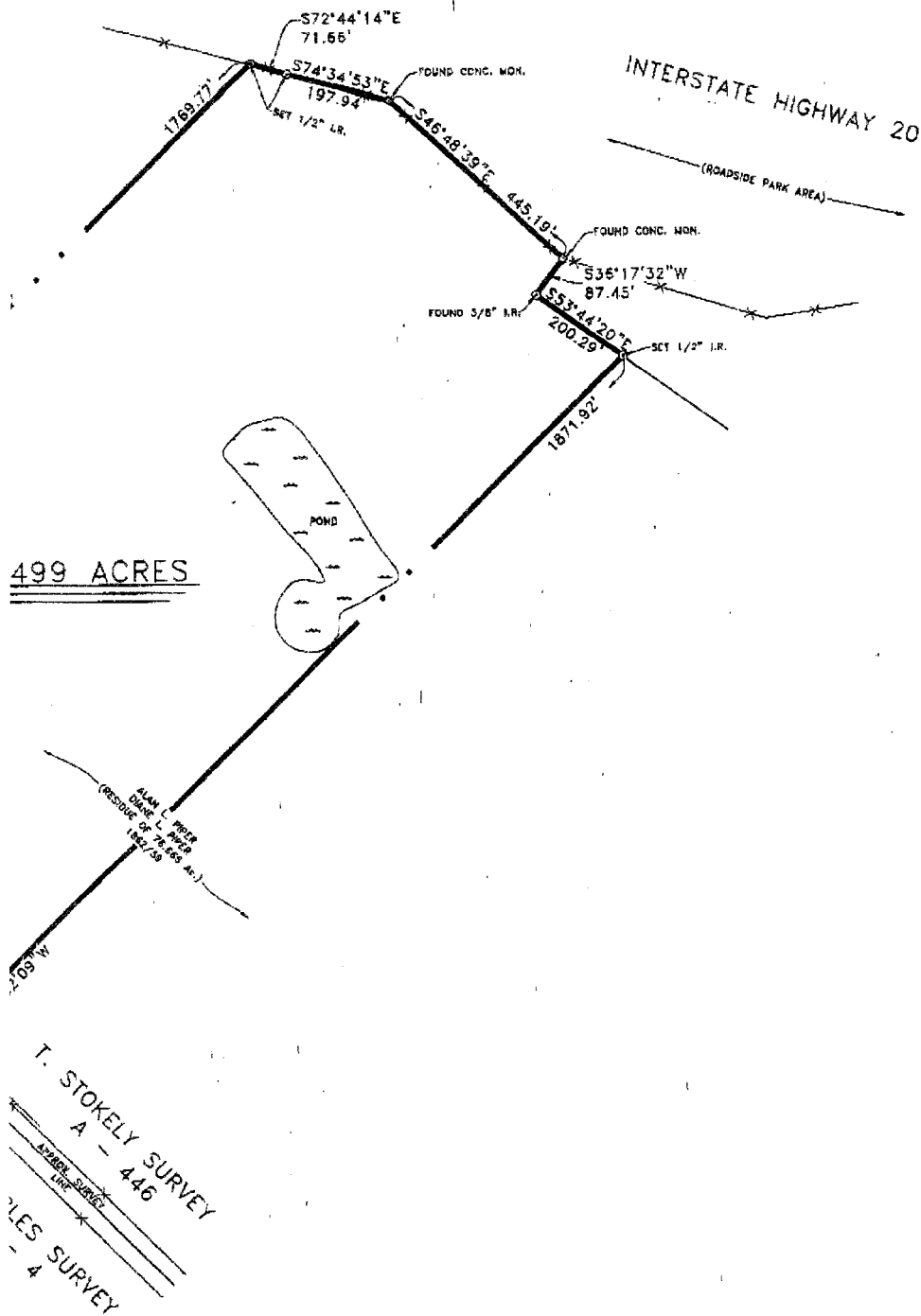


SCALE: 1"=200'





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STATE OF TEXAS
COUNTY OF KAUFMAN

BEING all that certain tract or parcel of land in the T. Stokely Survey, A-446, and being a part of that called 76.665 acre tract as conveyed from Craig S. Woodring to Alan L. Piper and Diane L. Piper, as recorded in Volume 1862, Page 59, of the Deed Records of Kaufman County, Texas, and being more particularly described as follows:

BEGINNING at the west corner of said 76.665 acre tract, said point being in the centerline of Hiram Road, a 3/8" iron rod found for witness bears N44°52'09"E, 28.19 feet;

THENCE N44°52'09"E, along the northwest line of said tract, a distance of 1769.77 feet to a 1/2" iron rod set for corner in the southerly R.O.W. of Interstate Highway 20;

THENCE S72°44'14"E, along the southerly R.O.W. of said Interstate Highway 20, a distance of 71.66 feet to a 1/2" iron rod set for corner;

THENCE S74°34'53"E, continuing along the southerly R.O.W. of said Interstate Highway 20, a distance of 197.94 feet to a concrete monument found for corner;

THENCE S46°48'39"E, continuing along the southerly R.O.W. of said Interstate Highway 20, a distance of 445.19 feet to a concrete monument found for corner;

THENCE S36°17'32"W, leaving said R.O.W., a distance of 87.45 feet to a 3/8" iron rod found for corner;

THENCE S53°44'20"E, a distance of 200.29 feet to a 1/2" iron rod set for corner;

THENCE S44°52'09"W, a distance of 1871.92 feet to a point in the centerline of Hiram Road, a 1/2" iron rod set for witness bears N44°52'09"E, 29.00 feet;

THENCE N44°09'47"W, along the centerline of Hiram Road and along the approximate southwest line of the T. Stokely Survey, a distance of 892.08 feet to the POINT OF BEGINNING and containing 38.499 acres of land.

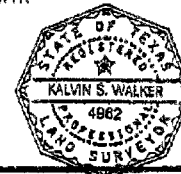
C:\J04033

Surveyor's Certificate

I, Calvin S. Walker, Registered Professional Land Surveyor, do hereby certify, that the plat shown hereon accurately represents the property as determined by an on the ground survey made under my direction and supervision and that all corners are as shown hereon.

There are no visible encroachments, conflicts or protrusions apparent on the ground, except as shown.

Calvin S. Walker
Kalvin S. Walker R.P.L.S. No. 4962
Date 3/29/04 Project No. 04033



BOUNDARY SURVEY							
38.499 ACRES IN THE T. STOKELY SURVEY, A-446							
V	VANNOY SURVEYORS, INC.						S
	P.O. BOX 249 ~ 306 N. ADELAIDE ST. TERRELL, TEXAS 75160 ~ PH 972-563-7101						
KAUFMAN COUNTY, TEXAS							
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.	
KSW	EC	3/29/04	1"=200'		04033	1/1	

LEGAL DESCRIPTION**STATE OF TEXAS
COUNTY OF KAUFMAN**

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