

STATE OF TEXAS COUNTY OF VAN ZANDT

BEING, all that certain lot, tract or parcel of land situated in the T.J. SHAW SURVEY, ABSTRACT No. 799, Van Zandt County, Texas, and being a certain 1/2 acre tract of land conveyed to John W. Valentine, and wife Ethel M. Valentine, as recorded in Volume 332, Page 406 of the Deed Records of Van Zandt County, Texas, and being all of Lots 3 and 4, in Block 4 of North Side Addition to the town of Edgewood, according to the map thereof recorded in Volume 96, Page 494 of the Deed Records of Van Zandt County, Texas, more particularly described by metes and bounds as follows:

BEGINNING at a 10-D Nail set for corner in the centerline of County Road 3519, said point being the South corner of Block 21, same being the South corner of said called 41.7-acre tract;

THENCE North 45 degrees 00 minutes West along said Centerline, a distance of 855.28 feet to a 10-D Nail set for corner, said point being the South corner of a called 56 acre tract of land conveyed to Alex. Hooks as recorded in Volume 1110, Page 452 of the Deed Records of Van Zandt County, Texas;

THENCE North 45 degrees 00 minutes East along the Southeast line of said called 56 acre tract, a distance of 2448.80 feet to a 1/2 inch iron rod set for corner, said point being in the Southeast line of a called 52.5 acre tract of land conveyed to Henry Dier as recorded in Volume 336, Page 439 of the Deed Records of Van Zandt County, Texas;

THENCE South 43 degrees 06 minutes 45 seconds East along the Southeast line of said called 52.5 acre tract, a distance of 316.52 feet to a fence post for corner, said point being the North corner of a called 7 acre tract of land conveyed to Carlos McBride as recorded in Volume 809, Page 411 of the Deed Records of Van Zandt County, Texas;

THENCE South 43 degrees 06 minutes 45 seconds East along the Southeast line of said called 52.5 acre tract, a distance of 316.52 feet to a fence post for corner, said point being the North corner of a called 7 acre tract of land conveyed to Carlos McBride as recorded in Volume 809, Page 411 of the Deed Records of Van Zandt County, Texas;

THENCE South 43 degrees 06 minutes 45 seconds East along the Southeast line of said called 52.5 acre tract, a distance of 316.52 feet to a fence post for corner, said point being the North corner of a called 7 acre tract of land conveyed to Carlos McBride as recorded in Volume 809, Page 411 of the Deed Records of Van Zandt County, Texas;

THENCE South 43 degrees 06 minutes 45 seconds East along the Southeast line of said called 52.5 acre tract, a distance of 316.52 feet to a fence post for corner, said point being the North corner of a called 7 acre tract of land conveyed to Carlos McBride as recorded in Volume 809, Page 411 of the Deed Records of Van Zandt County, Texas;

THENCE South 43 degrees 06 minutes 45 seconds East along the Southeast line of said called 52.5 acre tract, a distance of 316.52 feet to a fence post for corner, said point being the North corner of a called 7 acre tract of land conveyed to Carlos McBride as recorded in Volume 809, Page 411 of the Deed Records of Van Zandt County, Texas;

THENCE South 43 degrees 06 minutes 45 seconds East along the Southeast line of said called 52.5 acre tract, a distance of 316.52 feet to a fence post for corner, said point being the North corner of a called 7 acre tract of land conveyed to Carlos McBride as recorded in Volume 809, Page 411 of the Deed Records of Van Zandt County, Texas;

THENCE South 43 degrees 06 minutes 45 seconds East along the Southeast line of said called 52.5 acre tract, a distance of 316.52 feet to a fence post for corner, said point being the North corner of a called 7 acre tract of land conveyed to Carlos McBride as recorded in Volume 809, Page 411 of the Deed Records of Van Zandt County, Texas;

THENCE South 43 degrees 06 minutes 45 seconds East along the Southeast line of said called 52.5 acre tract, a distance of 316.52 feet to a fence post for corner, said point being the North corner of a called 7 acre tract of land conveyed to Carlos McBride as recorded in Volume 809, Page 411 of the Deed Records of Van Zandt County, Texas;

THENCE South 43 degrees 06 minutes 45 seconds East along the Southeast line of said called 52.5 acre tract, a distance of 316.52 feet to a fence post for corner, said point being the North corner of a called 7 acre tract of land conveyed to Carlos McBride as recorded in Volume 809, Page 411 of the Deed Records of Van Zandt County, Texas;

THENCE South 43 degrees 06 minutes 45 seconds East along the Southeast line of said called 52.5 acre tract, a distance of 316.52 feet to a fence post for corner, said point being the North corner of a called 7 acre tract of land conveyed to Carlos McBride as recorded in Volume 809, Page 411 of the Deed Records of Van Zandt County, Texas;

THENCE South 44 degrees 27 minutes West along the Northwest line of said called 7 acre tract, and with a fence, a distance of 786.53 feet to a 1/2 inch iron rod set for corner, said point being in the Northwest line of said North Side Addition;

THENCE South 43 degrees 06 minutes 45 seconds East along the Southeast line of said called 7 acre tract and with a fence, a distance of 533.88 feet to a 1/2 inch iron rod set for corner, said point being in the Northwest line of said North Side Addition;

THENCE South 45 degrees 00 minutes West along said Northwest line, a distance of 56.54 feet to a 1/2 inch iron rod set for corner, said point being the Northwest corner of said Lot 4 of North Side Addition;

THENCE South 79 degrees 56 minutes 54 seconds East along the Northwest line of Lots 4 and 3 in Block 4, a distance of 808.13 feet to a 1/2 inch iron rod set for corner, said point being in the Northwest line of Main Street, same being in the Southeast line of said Block 4;

THENCE South 10 degrees 22 minutes 44 seconds West along said line, a distance of 208.0 feet to a 1/2 inch iron rod set for corner, said point being the Southeast corner of said Lot 3;

THENCE North 79 degrees 56 minutes 54 seconds West along the Southeast line of Lots 3 and 4 in Block 4, a distance of 544.0 feet to a fence post for corner, said point being in the Southeast line of the aforementioned called 41.7 acre tract, same being the Northwest line of said North Side Addition;

THENCE South 45 degrees 00 minutes West along said line and with a fence, a distance of 676.55 feet to a 1/2 inch iron rod set for corner;

THENCE North 67 degrees 12 minutes 59 seconds West with a fence, a distance of 241.58 feet to a point for corner in the center of a ravine;

THENCE along the center of said ravine the following course and distances:

THE ABOVE DESCRIBED PROPERTY DOES NOT HAVE A FLOOD INSURANCE RATE MAP COMMUNITY FLOOD HAZARD IDENTIFICATION NUMBER.

The plat herein is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of the property being as indicated by the plat, the area, location, and type of buildings and improvements are as shown, and no other improvements existing within the boundaries of the property, all but such property, and the distance required.

THERE ARE NO ENCUMBRANCES, CLAIMS OR INTERESTS, OF ANY KIND OR CHARACTER, IN THE PROPERTY HEREIN DESCRIBED, THAT HAVE, THIS DATE, MADE A CLAIM OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, AND ACCURATE SURVEY ON THE SOUND OF THE PROPERTY.

BARRY RHODES REGISTERED PROFESSIONAL LAND SURVEYOR
7509 PENN RIDGE CIRCLE ROWLETT, TEXAS 75088
PHONE 972-475-8940 FAX 972-475-8918

Sub: 10-20-2010 Date: 10-20-2010 G. A. No. 10-20-2010 Job No. 10-20-2010



THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE PURPOSE OF THE ABOVE DESCRIBED PROPERTY. THE SURVEYOR HAS NO OTHER INTEREST IN THE PROPERTY HEREIN DESCRIBED, AND NO OTHER CLAIMS OR INTERESTS IN THE PROPERTY HEREIN DESCRIBED.