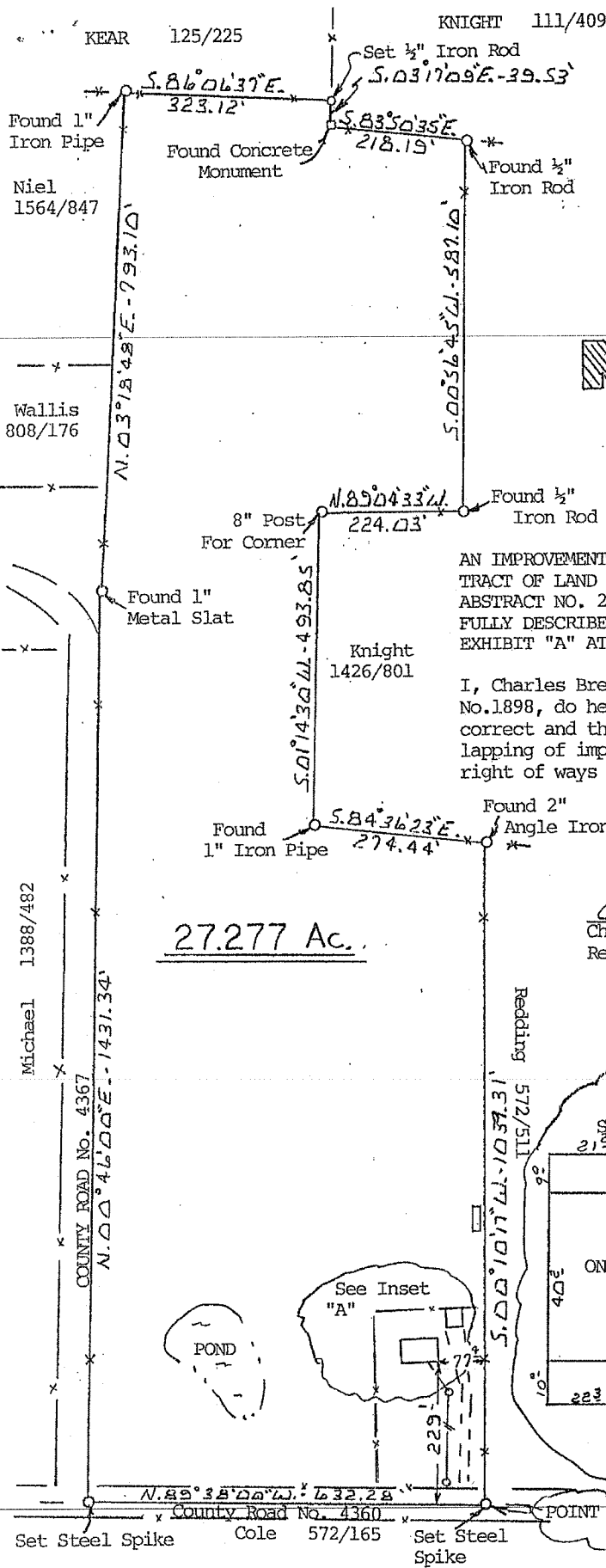




THIS PROPERTY LOCATED AT ROUTE 1, BOX 311, SCROGGINS, TEXAS 75480

SCALE: 1 in. = 200 ft.
BASIS OF BEARING: North Line of John Cole tract, N. 89° 38' W.

AN IMPROVEMENT LOCATION SURVEY SHOWING A 27.277 ACRE TRACT OF LAND LOCATED IN THE SAMUEL BROOKS SURVEY, ABSTRACT NO. 25, WOOD COUNTY, TEXAS AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS REFLECTED ON EXHIBIT "A" ATTACHED. HERETO AND MADE A PART HEREOF.

I, Charles Brewer, a Registered Professional Surveyor, No. 1898, do hereby state that this Plat is true and correct and there are no visible conflicts, overlapping of improvements, discrepancies, easements or right of ways except as shown hereon and this property does not appear to be in a flood area.
This survey prepared by me on the 19th day of August, 19 97.

Charles Brewer
Charles Brewer
Registered Professional Surveyor, No. 1898

27.277 Ac.

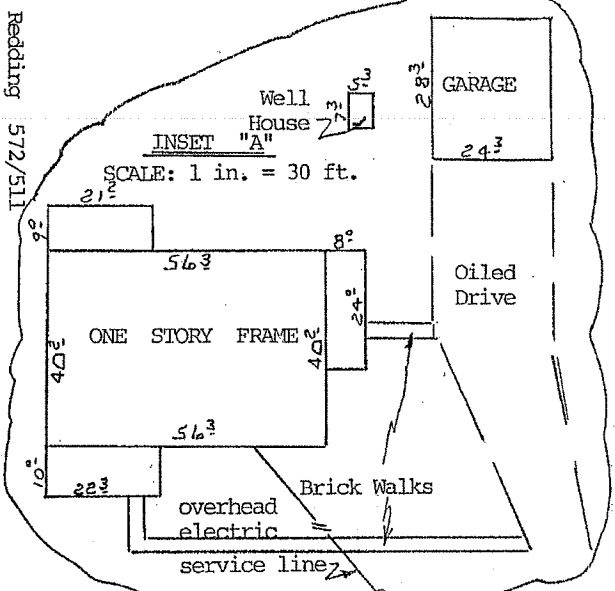


EXHIBIT "A"
BOUNDARY DESCRIPTION

Being all that certain 27.277 acre tract of land located in the Samuel Brooks Survey, Abstract No. 25, Wood County, Texas and being the same land described in a Deed from Etta Maurine Hogg to James O. Tinney and wife, Opal C. Tinney, recorded in Volume 103, Page 163, Real Property Records and also being the same land described in a Deed from W.J. Sanders and wife, Tom Bennie Sanders to James O. Tinney and wife, Opal C. Tinney, recorded in Volume 880, Page 605, Deed Records, Wood County, Texas and bounded as follows;

BEGINNING at a steel spike set in the center of County Road No. 4360 and at the Southwest corner of Redding tract, recorded in Volume 572, Page 511, Deed Records and also being in the North line of John Cole tract, recorded in Volume 572, Page 165, Deed Records and set for the Southeast corner of this tract.

THENCE: N.89°38'00"W., with the center of said road and North line of said Cole tract, 632.28 feet to a steel spike set at the Southeast corner of Michael 27.022 acre tract and set for the Southwest corner of this tract.

THENCE: N.00°46'00"E., with the East line of County Road No. 4367 and East line of said Michael tract, 1431.34 feet to a found 1" Iron Slat used for an angle corner of this tract.

THENCE: N.03°18'48"E., with a fence line, passing the Southeast corner of Wallis tract, recorded in Volume 808, Page 176 at 167.24 feet and passing the Northeast corner of said same at 359.72 feet and continuing with said fence and Niel tract, recorded in Volume 1564, Page 847, in all a total distance of 793.10 feet to a found 1" Iron Pipe located at the Northeast corner of said Niel tract and in the South line of W.B. Kear tract, recorded in Volume 125, Page 225 and used for the Northwest corner of this tract.

THENCE: S.86°06'37"E., with a fence line and South line of said Kear tract, 323.12 feet to a ½" Iron Rod set at the Southeast corner of said Kear tract and for the North-Northeast corner of this tract.

THENCE: S.03°17'09"E., with a fence line and West line of Knight tract, recorded in Volume 111, Page 409, 39.53 feet to a found concrete monument located at the Southwest corner of said Knight tract and used for an Ell corner of this tract.

THENCE: S.83°50'35"E., with a fence line and South line of said Knight tract, 218.19 feet to a found ½" Iron Rod located at the North-Northwest corner of Knight tract, recorded in Volume 1426, Page 801 and used for the East-Northeast corner of this tract.

THENCE: S.00°56'45"W., with a fence line, 587.10 feet to a found 1" Iron Pipe used for an Ell corner of this tract.

THENCE: N.89°04'33"W., with a fence line and Westerly North line of said Knight tract, 224.03 feet to an 8" Post used for an Inner corner of this tract.

THENCE: S.01°14'30"W., with the west line of said Knight tract, 493.85 feet to a found 1" Iron Pipe used for an Inner corner of this tract.

THENCE: S.84°36'23"E., with a fence line, 274.44 feet to a found 2" Angle Iron located at the Northwest corner of said Redding tract and used for an Ell corner of this tract.

THENCE: S.00°10'17"W., with a fence line and West line of said Redding tract, 1039.31 feet to the place of beginning, containing 27.277 acres of land.

I, Charles Brewer, a Registered Professional Surveyor, No.1898, do hereby state that this survey is true and correct as surveyed by me on the ground on the 19th day of August, 19 97.

Charles Brewer
Charles Brewer
Registered Professional Surveyor, No.1898

