

Being a tract of land out of the John Conner Survey, Abstract #151 and the Valentine Burch Survey, Abstract #48 and being the same land in part as described in a deed from W.D. Hutton to V.A. and J.M. Watson as recorded in Volume 100, Page 603, Deed records, of Van Zandt County, Texas, also being the same land in part as described in a deed from H. Lunsford to J.M. Watson as recorded in Volume 109, Page 146, Deed records of Van Zandt County, Texas and also being the same land in part as described in a deed from Lee Skinner to Ira Birdsong as recorded in Volume 457, page 37, of the Deed records of Van Zandt County, Texas and being more particularly described as follows:

BEGINNING at an iron rod set at a fence corner at the S.E. Corner of the John Conner Survey abstract #151.

THENCE, N. 89° 40' 03" W. along a fence line a distance of 810.22 feet to an iron rod set at a fence corner;

THENCE, S. 0° 10' 02" W. along a fence line a distance of 1826.71 feet to an iron rod set at a fence corner;

THENCE, N. 89° 47' 32" W. along a fence line a distance of 1376.70 feet to an iron rod set at a fence corner;

THENCE, N. 0° 01' 32" E. along a fence line a distance of 1823.24 feet to an iron rod found at a fence corner;

THENCE, N. 89° 21' 19" W. along a fence line a distance of 158.53 feet to an iron rod set at a fence corner;

THENCE, N. 0° 40' 22" E. along a fence line a distance of 1014.25 feet to an iron rod set at a fence corner;

THENCE, N. 89° 51' 17" W. along a fence line a distance of 884.19 feet to a point for a corner said corner being in the centerline of FM Rd. 1652;

THENCE, N. 29° 53' 05" E. along the centerline of FM 1652 a distance of 616.11 feet to a point for a corner;

THENCE, S. 82° 30' 35" E. along a fence line a distance of 1447.02 feet to an iron rod set at a fence corner;

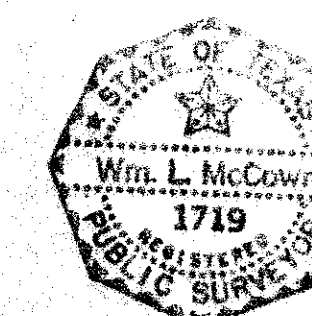
THENCE, N. 0° 13' 28" E. along a fence line a distance of 665.29 feet to an iron rod set at a fence corner;

THENCE, S. 79° 32' E. along a fence line a distance of 1503.99 feet to an iron rod set at a fence corner in the East line of said John Conner Survey;

THENCE, South along a fence line and along the East line of the John Conner Survey a distance of 1762.07 feet to the Point of Beginning and containing 158.795 ACRES of Land.

I, Wm. L. McCown, Registered Public Surveyor, do hereby certify that the plat shown hereon represents the results of an on the ground survey made under my direction and supervision on October 25, 1978, and that all corners are as shown hereon.

THERE ARE NO ENCROACHMENTS, EASEMENTS, CONFLICTS OR PROTRUSIONS APPARENT ON THE GROUND, EXCEPT AS SHOWN.



Wm. L. McCown
Wm. L. McCown
Registered Public Surveyor No. 1719
10-25-78
121 Cloudcrest
Desoto, Texas 75115
214-223-6237

BOUNDARY SURVEY
FOR
J.D. RUCKER
8711 MIDWAY RD.
DALLAS, TEXAS 75209