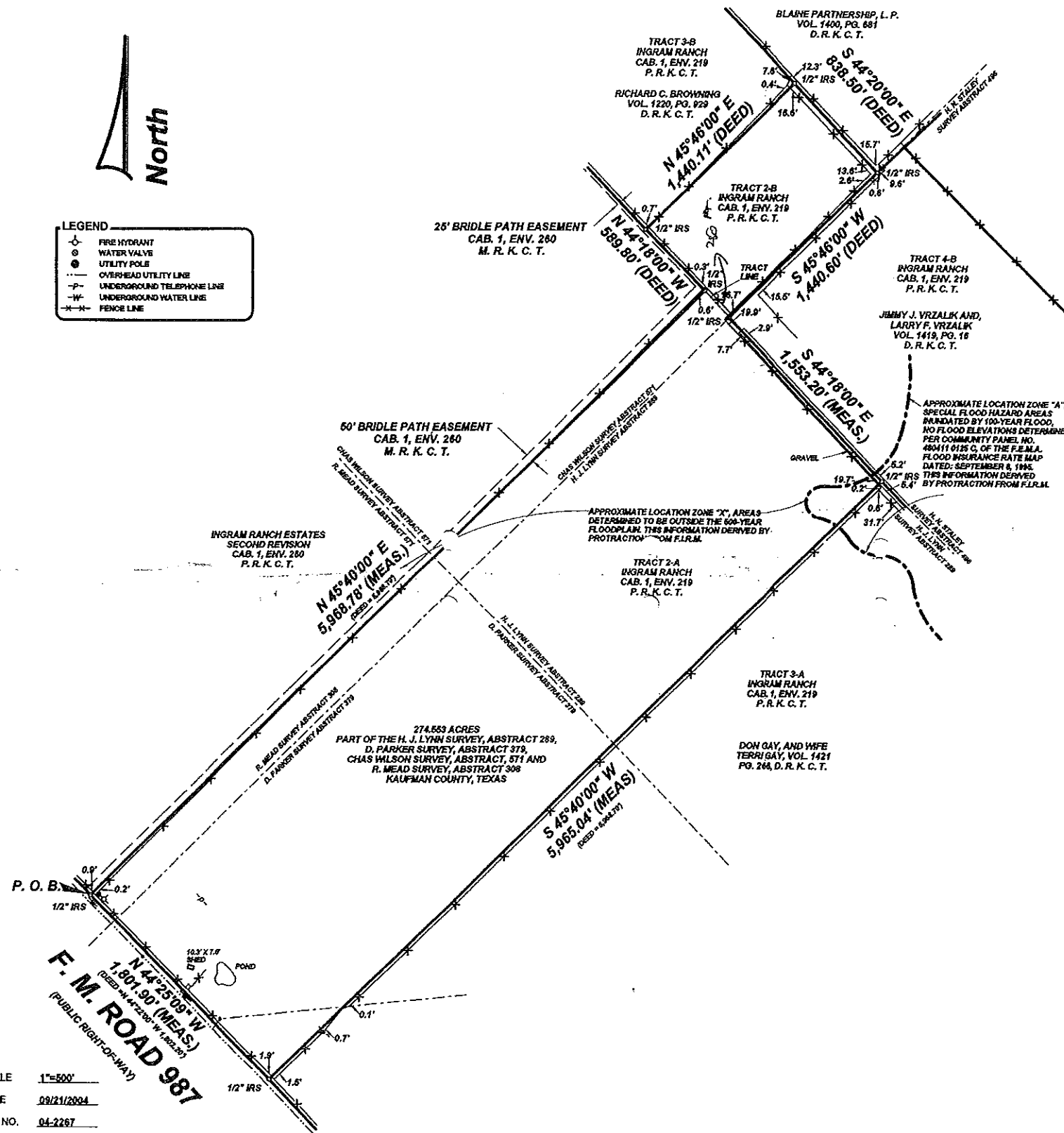




- LEGEND**
- FIRE HYDRANT
 - WATER VALVE
 - UTILITY POLE
 - OVERHEAD UTILITY LINE
 - P- UNDERGROUND TELEPHONE LINE
 - W- UNDERGROUND WATER LINE
 - FENCE LINE



State of Texas
County of Kaufman

To: James W. Ingram
Date Surveyed: September 21, 2004

This is to certify that I have, this date, made a careful and accurate survey, on the ground, of property located at F.M. Road 987, Kaufman County, Texas, (a) this survey was made in accordance with the Manual of Practice for Land Surveying in Texas published by the Texas Society of Professional Surveyors and meets the requirements and standards of a Category 1A, Condition II, survey; (b) this survey was made on the ground under my supervision as per the field notes shown hereon and shows the boundary lines and dimensions and area of the land indicated hereon; (c) all monuments shown hereon actually exist, and the location, size and type of such monuments are shown; (d) this survey shows the size, location and type of all buildings, structures, other improvements and visible items on the subject property; (e) this survey shows the location of streets, roads, rights-of-way, easements, and other matters of record (of which I have been advised) affecting the subject property according to the legal description in such easements and other matters (with instrument, book and page number indicated); (f) except as shown, there are no (1) improvements, visible easements, rights-of-way, visible discrepancies or conflicts, (2) visible encroachments onto adjoining premises, streets or alleys by any of said structures or other improvements, (3) visible encroachments onto the subject property by buildings, structures or other improvements situated on adjoining premises or (4) encroachments on any easement or other restricted area by any structures or other improvements on the subject property; (g) the distance from the nearest street or road is as shown hereon; (h) ingress to and egress from the subject property is provided by the roads as indicated hereon, and public streets providing access to the subject property or affecting the subject property, have been shown on the survey. This survey was performed without benefit of Commitment for Title Insurance and only addresses those easements that are visible or apparent. This survey was performed exclusively for the parties shown hereon and is licensed for a single use. This survey remains the property of the surveyor. Unauthorized reuse is not permitted without the expressed written permission of the surveyor. This survey is an original work protected by United States Copyright law and International treaties. All rights reserved. Do not make illegal copies.

DESCRIPTION OF PROPERTY

Being all that certain lot, tract, or parcel of land located in the H. J. LYNN SURVEY, ABSTRACT 289, the D. PARKER SURVEY, ABSTRACT 379, the CHAS WILSON SURVEY, ABSTRACT 571 and the R. MEAD SURVEY, ABSTRACT 308, Kaufman County, Texas, and being known as Tracts 2A and 2B of Ingram Ranch, a subdivision in Kaufman County, Texas, according to the plat thereof recorded in Cabinet 1, Envelope 219, Plat Records, Kaufman County, Texas, and being more particularly described as follows:

Beginning at a 1/2-inch diameter iron rod with a red plastic cap stamped "RPLS 4888" set in the Northeast line of F. M. Road 987, at the West corner of said Tract 2A, same being the South corner of Ingram Ranch Estates Second Revision, a subdivision in Kaufman County, Texas, according to the plat thereof recorded in Cabinet 1, Envelope 260, Plat Records, Kaufman County, Texas;

Thence North 45 deg. 40 min. 00 sec. East, a distance of 5968.78 feet to a 1/2-inch diameter iron rod with a red plastic cap stamped "RPLS 4888" set at the North corner of said Tract 2A and the most Easterly corner of said Ingram Ranch Estates Second Revision, said point also being in the Southwest line of said Tract 2B;

Thence North 44 deg. 18 min. 00 sec. West, along the most Southerly Northeast line of said Ingram Ranch Estates Second Revision, a distance of 169.80 feet to a 1/2-inch diameter iron rod with a red plastic cap stamped "RPLS 4888" set at the West corner of said Tract 2B and the South corner of Tract 3B of said Ingram Ranch, described in deed to Richard C. Browning, recorded in Volume 1220, Page 929, Deed Records, Kaufman County, Texas;

Thence North 45 deg. 46 min. 00 sec. East, a distance of 1440.11 feet to a 1/2-inch diameter iron rod with a red plastic cap stamped "RPLS 4888" set at the North corner of said Tract 2B and the East corner of said Tract 3B;

Thence South 44 deg. 20 min. 00 sec. East, a distance of 838.50 feet to a 1/2-inch diameter iron rod with a red plastic cap stamped "RPLS 4888" set at the East corner of said Tract 2B, said point being in the Northwest line of Tract 4B of said Ingram Ranch, described in deed to Jimmy J. Vizalik and Larry F. Vizalik, recorded in Volume 1419, Page 16, Deed Records, Kaufman County, Texas;

Thence South 45 deg. 46 min. 00 sec. West, a distance of 1440.60 feet to a 1/2-inch diameter iron rod with a red plastic cap stamped "RPLS 4888" set at the South corner of said Tract 2B and the West corner of said Tract 4B, said point being in the Northeast line of said Tract 2A;

Thence South 44 deg. 18 min. 00 sec. East, along the Southwest line of said Tract 4B, a distance of 1353.28 feet to a 1/2-inch diameter iron rod with a red plastic cap stamped "RPLS 4888" set at the East corner of said Tract 2A and the North corner of Tract 3A of said Ingram Ranch, described in deed to Don Gay and wife, Terri Gay, recorded in Volume 1621, Page 268, Deed Records, Kaufman County, Texas;

Thence South 45 deg. 40 min. 00 sec. West, a distance of 5965.04 feet to a 1/2-inch diameter iron rod with a red plastic cap stamped "RPLS 4888" set in the said Northeast line of F. M. Road 987, at the South corner of said Tract 2A and the West corner of field Tract 3A;

Thence North 44 deg. 26 min. 00 sec. West, along the said Northeast line of F. M. Road 987, a distance of 1881.30 feet to the PLACE OF BEGINNING and containing 274.853 acres of land.


Scott P. Anderson - Registered Professional
Land Surveyor No. 4888

RECEIVED
APR 15 2005

A&W SURVEYORS, INC.
P.O. BOX 870029, MESQUITE, TX 75187
(972) 681-4975 FAX: (972) 682-4954
WWW.AWSURVEY.COM



SCALE 1"=500'
DATE 09/21/2004
JOB NO. 04-2267
DRAWN BY 002