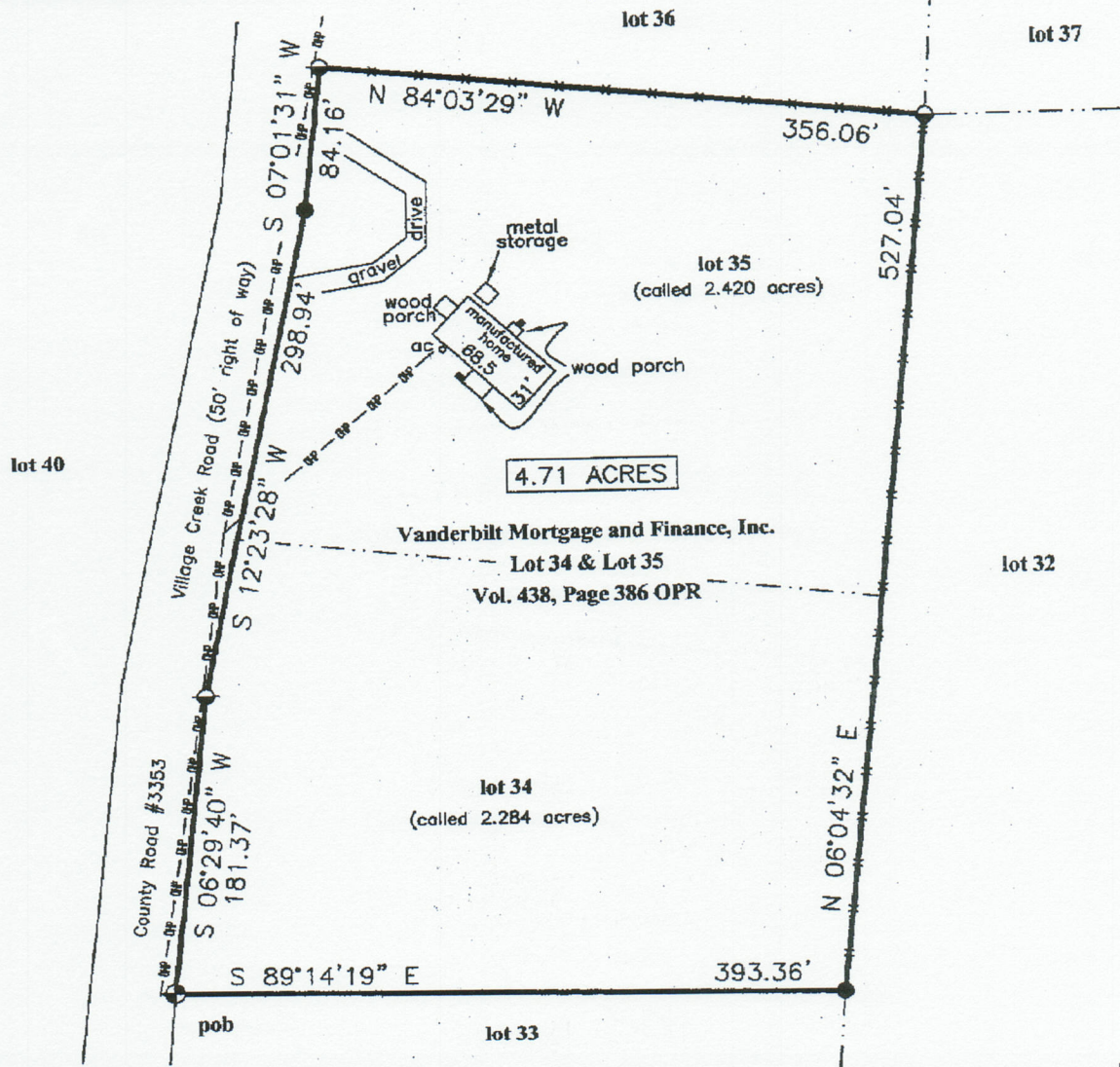


File #: 100615

**Part of the James W. Boon #11**  
**Towles Estates recorded in Vol. 2, Page 61 DR**  
**Slide 119 Plat Records of Morris County**



Hayden Foster RPLS #5699

06/15/10  
date

- = capped iron pin found (SWANNER)
- ⊙ = 1/2" iron pin found
- ⊗ = 1/2" iron pin found rebar
- = iron pipe found
- ⊠ = bois d'arc post found
- ⊡ = post found
- ⊢ = conc. highway marker found
- ⊣ = 3/8" capped iron pin (HF 5699) set

- = survey line
- - - = easement/building line
- = overhead power line
- x— = fence
- ⊙ = water meter
- ⊗ = gas meter
- ⊠ = telephone pedestal
- ⊡ = fire hydrant
- ⊢ = elec. trans. pedestal
- pob = point of beginning



scale 1"=100'

I, Hayden Foster, Registered Professional Land Surveyor, No. 5699 do hereby certify that the plat and accompanying field notes represents an on the ground survey made under my direct supervision. Research of recorded documents was made only for the purpose of determining the boundary of this property and the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property. There doesn't appear to be any encroachments other than those shown hereon. The tract does not appear to be in a flood zone according to the Flood Hazard Boundary Map for Morris County, Texas Community Panel No. 480943 0002 A. Reference Bearing = the North boundary line of lot 33 and depicted on this plat as South 89°14'19" East. Controlling Monuments are at the terminus of the Reference Bearing.

Foster Land Surveying - 17325 FM 197 - Arthur City, TX 75411 - office 903.739.9166 - fx. 903.783.9159 - foster-land-surveying.com



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Foster Land Surveying 17325 FM 197 Arthur City, TX 75411  
(903) 739-9166 fx (903) 783-9159

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Field Notes - 4.71 Acres

Situated about 11.1 miles North 1° West from the City of Daingerfield, in the County of Morris, State of Texas, a part of the James W. Boon Survey #11 and being lot 34 and lot 35 of the Towles Estates recorded in Vol. 2, Page 61 of the Deed Records and also being recorded in Slide 119 of the Plat Records of said County and State, said lots 34 and 35 being conveyed to Vanderbilt Mortgage and Finance, Inc. by deed recorded in Vol. 438, Page 386 of the Official Public Records of said County and State.

Beginning at a 3/8" capped iron pin (HF 5699) set in the East boundary line of Village Creek Road (50' wide right of way) per the Towles Estates subdivision plat, also being known as County Road #3353, said point being the Northwest corner of lot 33 and the Southwest corner of lot 34 of said Estates.

Thence South 89°14'19" East a distance of 393.36' to a 1/2" capped iron pin (Swanner) found at the Northeast corner of lot 33 and the Southeast corner of lot 34 and being in the West boundary line of lot 32;

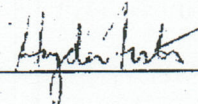
Thence North 6°04'32" East a distance of 527.04' to a 1/2" iron pin found at a fence corner post at the Southeast corner of lot 36, the Southwest corner of lot 37, the Northwest corner of lot 32 and being the Northeast corner of lot 35;

Thence North 84°03'29" West along a fence a distance of 356.06' to a 1/2" iron pin found at the Southwest corner of lot 36 and the Northwest corner of lot 35 and being in the East boundary line of said County Road;

Thence along said East boundary line as follows: South 7°01'31" West a distance of 84.16' to a 1/2" capped iron pin (Swanner) found; South 12°23'28" West a distance of 298.94' to a 1/2" iron pin found; South 6°29'40" West a distance of 181.37' to the point of beginning and containing 4.71 acres of land.

I, Hayden Foster, Registered Professional Land Surveyor, No. 5699 do hereby certify that the plat and accompanying field notes represents an on the ground survey made under my direct supervision. Research of recorded documents was made only for the purpose of determining the boundary of this property and the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property. There doesn't appear to be any encroachments other than those shown hereon. The tract does not appear to be in a flood zone according to the Flood Hazard Boundary Map for Morris County, Texas Community Panel No. 480943 0002 A. Reference Bearing = the North boundary line of lot 33 and depicted on this plat as South 89°14'19" East. Controlling Monuments are at the terminus of the Reference Bearing. File #: 100615

Hayden Foster



date 06/15/10

