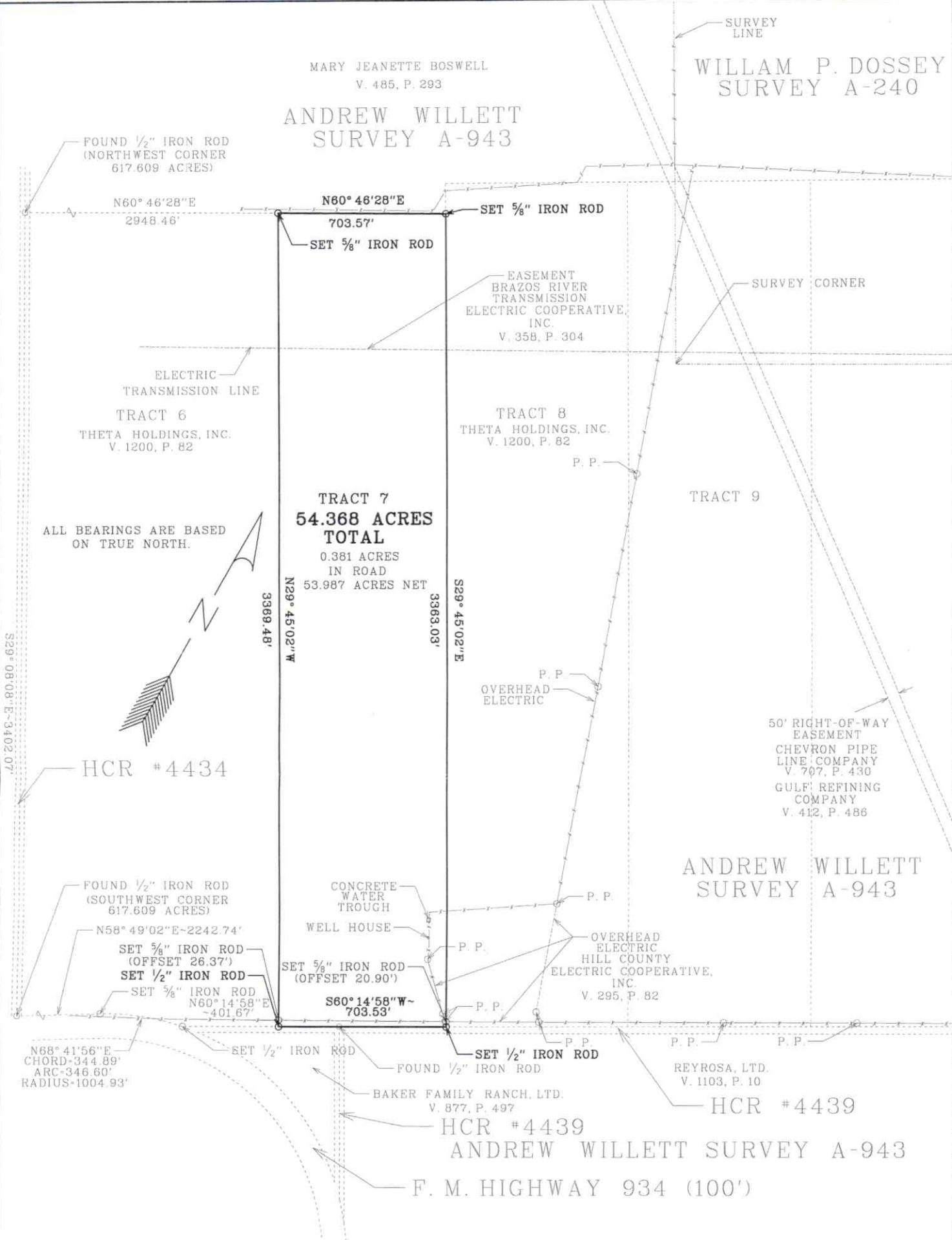


MARY JEANETTE BOSWELL
V. 485, P. 293

WILLAM P. DOSSEY
SURVEY A-240

ANDREW WILLETT
SURVEY A-943

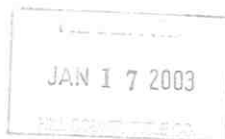


PLAT SHOWING THE SURVEY OF 54.368 ACRES OF LAND LYING AND SITUATED IN THE ANDREW WILLETT SURVEY A-943 IN HILL COUNTY, TEXAS. SAID LAND IS A PART OF THAT CERTAIN 617.609 ACRE TRACT DESCRIBED IN A DEED FROM RICHARD SAMUEL BAKER TO THETA HOLDINGS, INC. RECORDED IN VOLUME 1200, P. 82 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY.

FIELD NOTES OF EVEN DATE ACCOMPANY THIS PLAT.

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND BY ME OR UNDER MY RESPONSIBLE SUPERVISION.

Jessie Joseph Ince
REGISTERED PROFESSIONAL LAND SURVEYOR



TRACT 7
THETA HOLDINGS, INC.
SURVEYED BY
INCE SURVEYING & ENGINEERING
407 ANGELINA STREET
WHITNEY, TEXAS 76692

INCE SURVEYING & ENGINEERING
407 ANGELINA STREET
WHITNEY, TEXAS 76692
PHONE: (254) 694-7708
Fax: (254) 694-7230

Tract 7

Field notes for the survey of a certain lot, tract, or parcel of land lying and situated in the Andrew Willett Survey A-943 in Hill County, Texas. Said land is a part of that certain 617.609 acre tract described in a deed from Richard Samuel Baker to Theta Holdings, Inc. recorded in Volume 1200, Page 82 of the Official Public Records of Hill County, more particularly described as follows:

BEGINNING at a 5/8" iron rod set in the south line of that certain 217.5 acre tract described in a deed to Mary Jeanette Boswell recorded in Volume 485, Page 293 of the Deed Records of Hill County and in the north line of said 617.609 acre tract for the northwest corner of this, said rod being N60°46'28"E 2948.46 feet from a 1/2" iron rod found for the northwest corner of said 617.609 acre tract;

THENCE with the south line of said Boswell tract and with the north line of said 617.609 acre tract, N60°46'28"E 703.57 feet to a 5/8" iron rod set for an outside ell corner of said Boswell tract, for an inside ell corner of said 617.609 acre tract, and for the northeast corner of this;

THENCE S29°45'02"E, at 3342.13 feet passing a 5/8" iron rod set for offset, in all a distance of 3363.03 feet to a 1/2" iron rod set in the south line of said 617.609 acre tract, in the north line of that certain tract described in a deed to REYROSA, Ltd. recorded in Volume 1103, Page 10 of the Official Public Records of Hill County, and in the center of HCR #4439 for the southeast corner of this;

THENCE with the south line of said 617.609 acre tract and with the center of HCR #4439, S60°14'58"W, at 448.84 feet passing a 1/2" iron rod found for the northwest corner of said REYROSA, Ltd. tract and for the northeast corner of that certain tract described in a deed to Baker Family Ranch, Ltd. recorded in Volume 877, Page 497 of the Official Public Records of Hill County, in all a distance of 703.53 feet to a 1/2" iron rod set for the southwest corner of this;

THENCE N29°45'02"W, at 26.37 feet passing a 5/8" iron rod set for offset, in all a distance of 3369.48 feet to the place of beginning containing 54.368 acres of land, of which approximately 0.381 acres lies in a public road.

A plat of even date accompanies these field notes.




Registered Professional Land Surveyor
01/11/03

