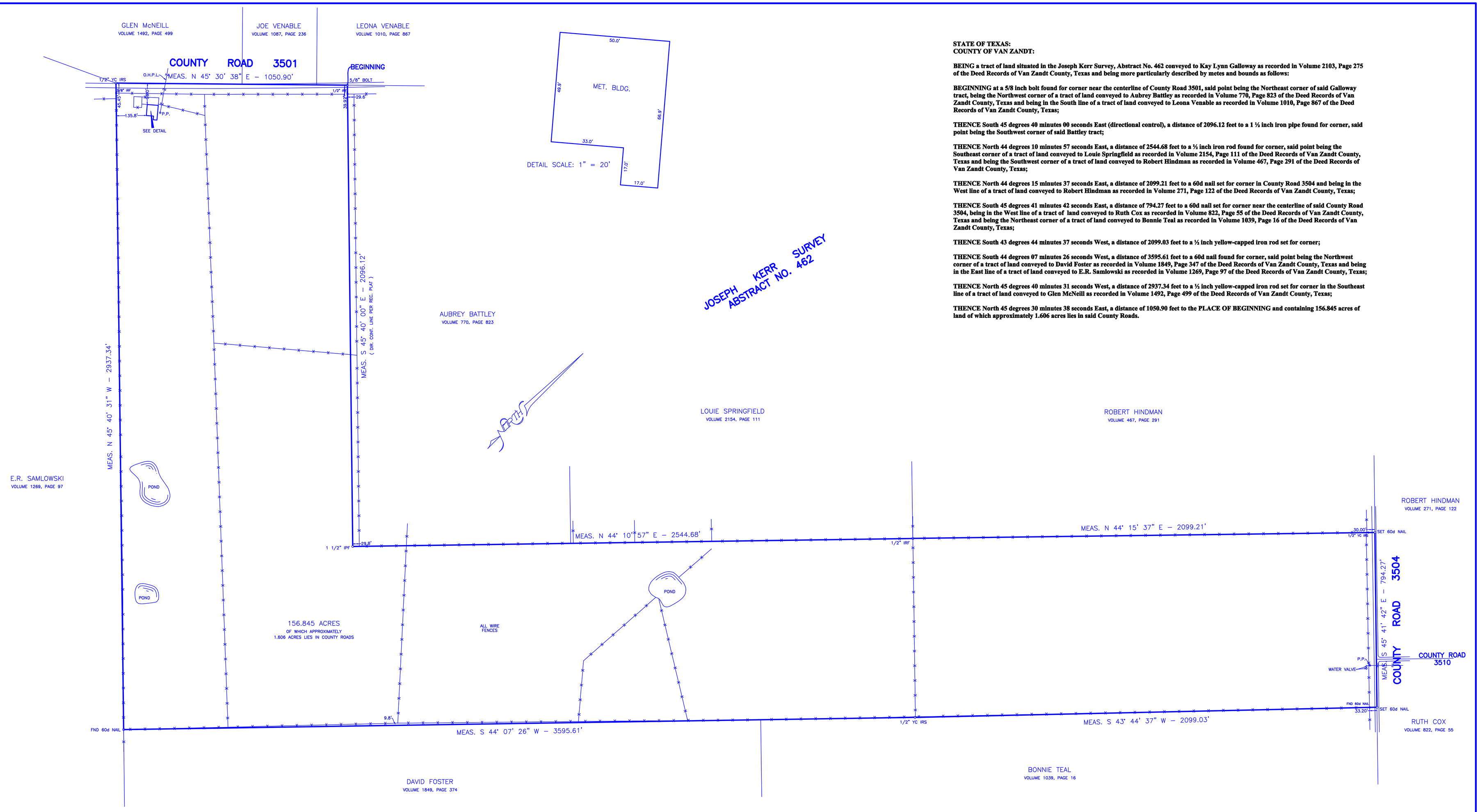

STATE OF TEXAS:
COUNTY OF VAN ZANDT:

BEING a tract of land situated in the Joseph Kerr Survey, Abstract No. 462 conveyed to Kay Lynn Galloway as recorded in Volume 2103, Page 275 of the Deed Records of Van Zandt County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch bolt found for corner near the centerline of County Road 3501, said point being the Northeast corner of said Galloway tract, being the Northwest corner of a tract of land conveyed to Aubrey Battley as recorded in Volume 770, Page 823 of the Deed Records of Van Zandt County, Texas and being in the South line of a tract of land conveyed to Leona Venable as recorded in Volume 1010, Page 867 of the Deed Records of Van Zandt County, Texas;

THENCE South 45 degrees 40 minutes 00 seconds East (directional control), a distance of 2096.12 feet to a 1 ½ inch iron pipe found for corner, said point being the Southwest corner of said Battley tract;

THENCE North 44 degrees 10 minutes 57 seconds East, a distance of 2544.68 feet to a ½ inch iron rod found for corner, said point being the Southeast corner of a tract of land conveyed to Louie Springfield as recorded in Volume 2154, Page 111 of the Deed Records of Van Zandt County, Texas and being the Southwest corner of a tract of land conveyed to Robert Hindman as recorded in Volume 467, Page 291 of the Deed Records of Van Zandt County, Texas;

THENCE North 44 degrees 15 minutes 37 seconds East, a distance of 2099.21 feet to a 60d nail set for corner in County Road 3504 and being in the West line of a tract of land conveyed to Robert Hindman as recorded in Volume 271, Page 122 of the Deed Records of Van Zandt County, Texas;

THENCE South 45 degrees 41 minutes 42 seconds East, a distance of 794.27 feet to a 60d nail set for corner near the centerline of said County Road 3504, being in the West line of a tract of land conveyed to Ruth Cox as recorded in Volume 822, Page 55 of the Deed Records of Van Zandt County, Texas and being the Northeast corner of a tract of land conveyed to Bonnie Teal as recorded in Volume 1039, Page 16 of the Deed Records of Van Zandt County, Texas;

THENCE South 43 degrees 44 minutes 37 seconds West, a distance of 2099.03 feet to a ½ inch yellow-capped iron rod set for corner;

THENCE South 44 degrees 07 minutes 26 seconds West, a distance of 3595.61 feet to a 60d nail found for corner, said point being the Northwest corner of a tract of land conveyed to David Foster as recorded in Volume 1849, Page 347 of the Deed Records of Van Zandt County, Texas and being in the East line of a tract of land conveyed to E.R. Samlowski as recorded in Volume 1269, Page 97 of the Deed Records of Van Zandt County, Texas;

THENCE North 45 degrees 40 minutes 31 seconds West, a distance of 2937.34 feet to a ½ inch yellow-capped iron rod set for corner in the Southeast line of a tract of land conveyed to Glen McNeill as recorded in Volume 1492, Page 499 of the Deed Records of Van Zandt County, Texas;

THENCE North 45 degrees 30 minutes 38 seconds East, a distance of 1050.90 feet to the PLACE OF BEGINNING and containing 156.845 acres of land of which approximately 1.606 acres lies in said County Roads.

SURVEY PLAT

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. COUNTY ROAD 3501, in the city of _____ Texas

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

THIS CERTIFICATION DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE TITLE SEARCH AND OR EXAMINATION MIGHT DISCLOSE.

TITLE AND ABSTRACTING WORK FURNISHED BY CENTURY 21

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR CENTURY 21
USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THERE RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

BARRY RHODES
Registered Professional Land Surveyor
RHODESSURVEYING@YAHOO.COM
P.O. BOX 2327 ROWLETT TEXAS 75030
PHONE 972-475-8940 FAX 972-475-9036

Scale: 1" = 200'	Date: 2-26-2007	G. F. No.:	Job no.: 84498	Drawn by: CM