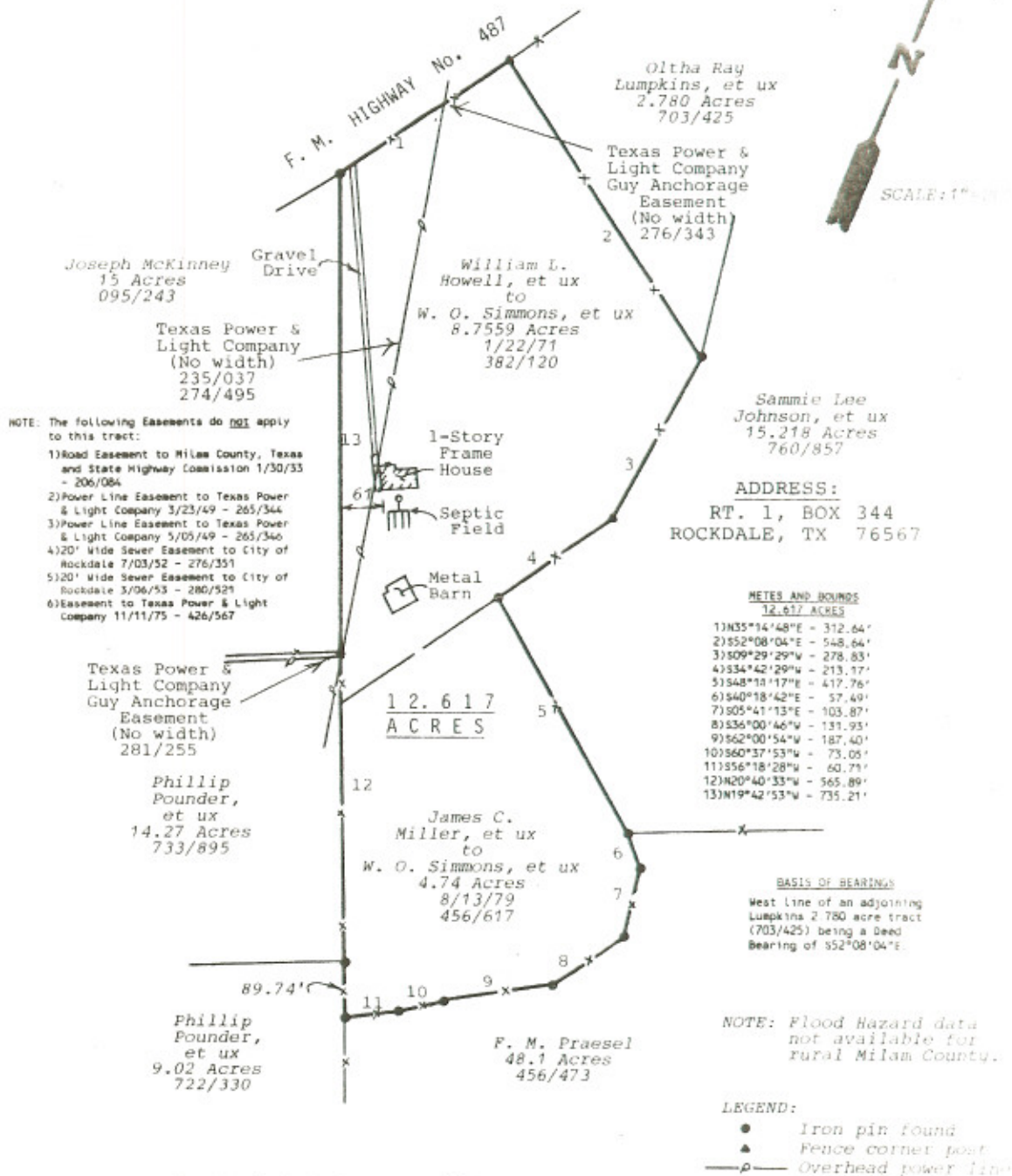


WM. ALLEN SURVEY, ABS. NO. 72
MILAM COUNTY, TEXAS



I, W. L. Ferguson, Registered Professional Land Surveyor No. 2547 in the State of Texas, do hereby certify to the Title Agency, Underwriter, Lender, Mortgage Co. and/or Purchaser that this survey was made on the ground, this plat hereon and the field notes attached hereto truly and correctly represents the facts found at the time of this survey; the size, location and type of buildings and improvements are as shown; there are no apparent discrepancies, conflicts, encroachments, overlapping of improvements, visible utility lines or roads in place, except as shown; said property has access to and from a dedicated roadway; this professional service conforms to the current Texas Surveyors Association Standards and Specifications for a Category 1A, Condition 1X survey.

Given under my hand and seal on the 14th day of June, 1999.



REGISTERED PROFESSIONAL ENGINEERS

REGISTERED PUBLIC SURVEYORS

ENGINEERING, INC.			
231 EAST CAMERON • P.O. BOX 1489 • ROCKDALE, TX 76567			
12.617 ACRES			
WM. ALLEN SURVEY, A - 72			
MILAM COUNTY, TEXAS			
DRAWN BY	LEM	APPROVED BY	WLP
PROJECT NO.	SCALE	DATE	
S99-106	1"=200'	6/30/99	

In Re: 12.617 Acres
Wm. Allen Survey, A-72
Milam County, Texas

All that certain tract or parcel of land situated in Milam County, Texas, being part of the Wm. Allen Survey, Abstract No. 72 and being all of a 8.7559 acre tract as conveyed from William L. Howell, et ux to W. O. Simmons, et ux by Deed dated January 22, 1971 and being recorded in Volume 382, Page 120 of the Deed Records of said Milam County and being all of a 4.74 acre tract as conveyed from James C. Miller, et ux to W. O. Simmons, et ux by Deed dated August 13, 1979 and being recorded in Volume 450, Page 617 of said Deed Records and being more particularly described by metes and bounds as follows, to wit:

BASIS OF BEARINGS - West line of an adjoining Oltha Ray Lumpkins, et ux 2.780 acre tract (703/425) being a Deed Bearing of S52°08'04"E.

BEGINNING at an iron pin found at a fence corner post on the South ROW line of F. M. Highway No. 487 at its intersection with the East line of a Joseph McKinney 15 acre tract (095/243) for a common Northwest corner of said original 8.7559 acre tract and of this tract;

THENCE N35°14'48"E - 312.64 feet with a common line between the South ROW line of F. M. Highway No. 487 and said original 8.7559 acre tract to a 6" steel fence corner post for the Northwest corner of said Lumpkins 2.780 acre tract and for a common Northeast corner of said 8.7559 acre tract and of this tract;

THENCE S52°08'04"E - 548.64 feet with an occupied common line as fenced between said original 8.7559 acre tract and said Lumpkins 2.780 acre tract to an iron pin found at a fence corner post on the North line of a Sammie Lee Johnson, et ux 15.218 acre tract (760/857) for the Southwest corner of said 2.780 acre tract, same being the Southeast corner of said 8.7559 acre tract and for an exterior ell corner of this tract;

THENCE with an common line as fenced between said original 8.7559 and 4.74 acre tracts, respectively, and said Johnson 15.218 acre tract and a F. M. Praesel 48.1 acre tract (456/473), respectively, as follows:

S09°29'29"W - 278.83 feet to a x-tie and fence corner post for an exterior ell corner of this tract;

S34°42'29"W - 213.17 feet to an iron pin found at a fence corner post for the Northeast corner of said original 4.74 acre tract and for an interior ell corner of this tract;

S48°11'17"E - 417.76 feet to an iron pin found at a fence corner post for the Southwest corner of said Johnson 15.218 acre tract, same being the most easterly Northwest corner of said Praesel 48.1 acre tract and for an exterior ell corner of this tract;
S40°18'42"E - 57.49 feet to an iron pin found at a fence corner post for an exterior ell corner of this tract;
S05°41'13"E - 103.87 feet to an iron pin found at a fence corner post for a common Southeast corner of said original 4.74 acre tract and of this tract;
S36°00'46"W - 131.93 feet to an iron pin found at a fence corner post for an exterior ell corner of this tract;
S62°00'54"W - 187.40 feet to an iron pin found at a fence corner post for an interior ell corner of this tract;
S60°37'53"W - 73.05 feet to an iron pin found at a fence corner post for an exterior ell corner of this tract;
S56°18'28"W - 60.71 feet to an iron pin found at a fence corner post on the occupied East fence line of a Phillip Pounder, et ux 9.02 acre tract (722/330) for the most westerly Northwest corner of said Praesel 48.1 acre tract and for a common Southwest corner of said original 4.74 acre tract and of this tract;

THENCE with a common line between said original 4.74 and 8.7559 acre tracts, respectively, and said Pounder 9.02 acre tract, a Phillip Pounder, et ux 14.27 acre tract (733/895) and said McKinney 15 acre tract, respectively, as follows:

N20°40'33"W with an occupied fence line, at 89.74 feet passing an iron pin found for the Northeast corner of said Pounder 9.02 acre tract, same being the Southeast corner of said Pounder 14.27 acre tract and continuing for a total distance of 565.89 feet to a x-tie and fence corner post for the Northeast corner of said 14.27 acre tract, same being the Southeast corner of said McKinney 15 acre tract and for an exterior ell corner of this tract;
N19°42'53"W - 735.21 feet to the PLACE OF BEGINNING and containing 12.617 Acres of Land.