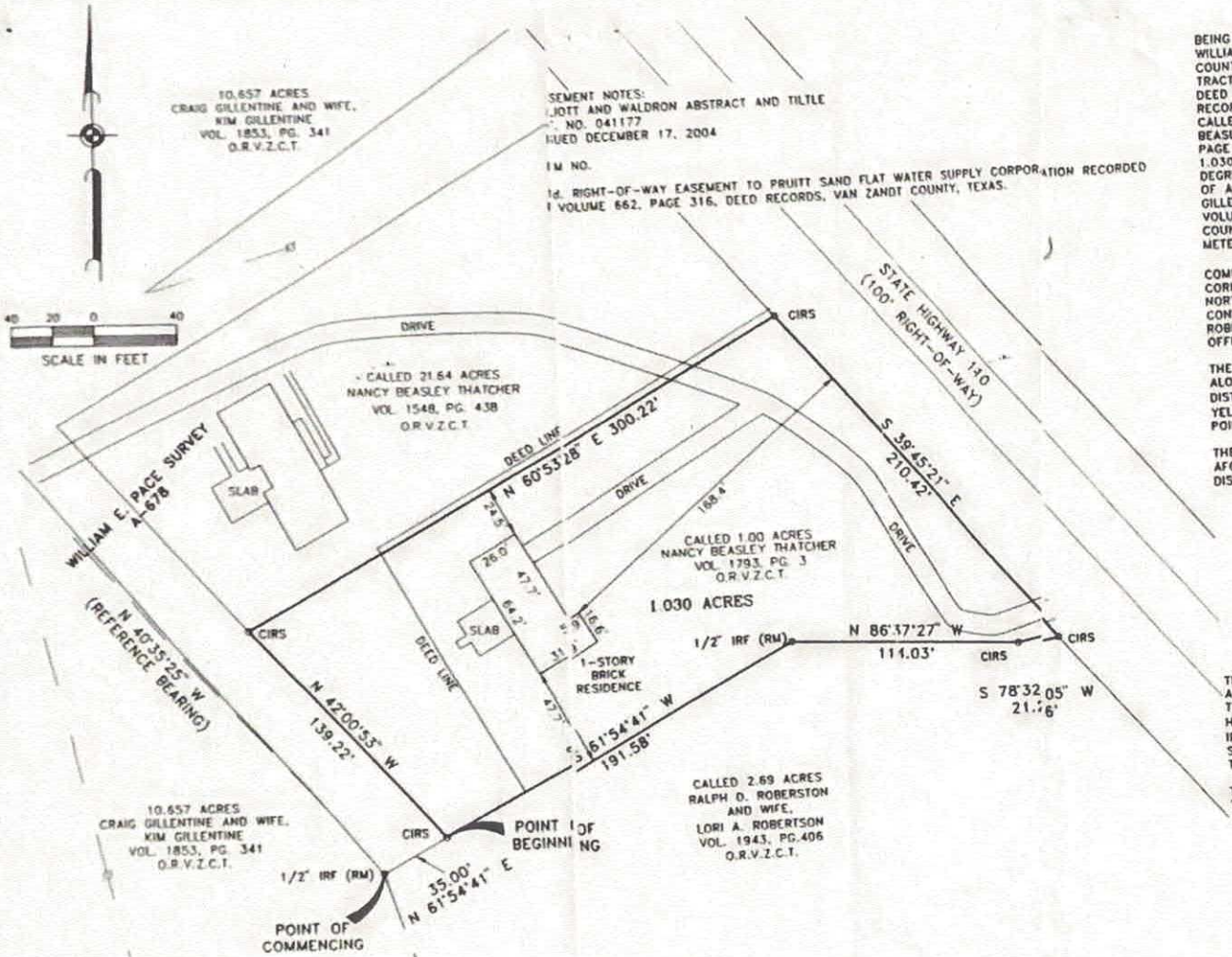

SEMENT NOTES:
JOTT AND WALDRON ABSTRACT AND TILTLE
. NO. 041177
ISUED DECEMBER 17, 2004

IM NO.

1d. RIGHT-OF-WAY EASEMENT TO PRUITT SAND FLAT WATER SUPPLY CORPORATION RECORDED
I VOLUME 662, PAGE 316, DEED RECORDS, VAN ZANDT COUNTY, TEXAS.

LEGAL DESCRIPTION

BEING A 1.030 ACRE TRACT OF LAND SITUATED IN THE WILLIAM E. PACE SURVEY, ABSTRACT NO. 678, VAN ZANDT COUNTY, TEXAS AND BEING PART OF A CALLED 21.64 ACRE TRACT OF LAND CONVEYED TO NANCY BEASLEY THATCHER BY DEED RECORDED IN VOLUME 1548, PAGE 438, OFFICIAL RECORDS, VAN ZANDT COUNTY, TEXAS AND BEING PART OF A CALLED 1.00 ACRE TRACT OF LAND CONVEYED TO NANCY BEASLEY THATCHER BY DEED RECORDED IN VOLUME 1793, PAGE 3, OFFICIAL RECORDS, VAN ZANDT COUNTY, TEXAS. SAID 1.030 ACRE TRACT, WITH REFERENCE BEARING OF NORTH 40 DEGREES 35 MINUTES 25 SECONDS WEST, BEING A EAST LINE OF A 10.657 ACRE TRACT OF LAND CONVEYED TO CRAIG GILLENTINE AND WIFE, KIM GILLENTINE BY DEED RECORDED IN VOLUME 1853, PAGE 341, OFFICIAL RECORDS, VAN ZANDT COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD FOUND FOR A EAST CORNER OF AFORESAID 10.657 ACRE TRACT AND BEING THE NORTHWEST CORNER OF A CALLED 2.69 ACRE TRACT OF LAND CONVEYED TO RALPH D. ROBERTSON AND SPOUSE, LORI A. ROBERTSON BY DEED RECORDED IN VOLUME 1943, PAGE 406, OFFICIAL RECORDS, VAN ZANDT COUNTY, TEXAS;

THENCE NORTH 61 DEGREES 54 MINUTES 41 SECONDS EAST, ALONG THE NORTH LINE OF AFORESAID 2.69 ACRE TRACT, A DISTANCE OF 35.00 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 4574" SET FOR THE POINT OF BEGINNING;

THENCE OVER AND ACROSS AFORESAID 21.64 ACRE TRACT AND AFORESAID 1.00 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

NORTH 42 DEGREES 00 MINUTES 53 SECONDS WEST, A DISTANCE OF 139.22 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 4574" SET FOR CORNER;

NORTH 60 DEGREES 53 MINUTES 28 SECONDS EAST, A DISTANCE OF 300.22 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 4574" SET FOR CORNER ON THE EAST LINE OF AFORESAID 1.00 ACRE TRACT AND THE COMMON WEST RIGHT-OF-WAY OF STATE HIGHWAY 110 (A 100' RIGHT-OF-WAY);

THENCE SOUTH 39 DEGREES 45 MINUTES 21 SECONDS EAST, ALONG THE EAST LINE OF AFORESAID 1.00 ACRE TRACT AND THE COMMON WEST RIGHT-OF-WAY OF AFORESAID STATE HIGHWAY 110, A DISTANCE OF 210.42 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 4574" SET FOR THE NORTHEAST CORNER OF AFORESAID 2.69 ACRE TRACT;

THENCE ALONG THE NORTH LINE OF AFORESAID 2.69 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

SOUTH 78 DEGREES 32 MINUTES 05 SECONDS WEST, A DISTANCE OF 21.26 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 4574" SET FOR CORNER;

NORTH 86 DEGREES 37 MINUTES 27 SECONDS WEST, A DISTANCE OF 114.03 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

SOUTH 61 DEGREES 54 MINUTES 41 SECONDS WEST, A DISTANCE OF 191.58 FEET TO THE POINT OF BEGINNING CONTAINING 1.030 ACRES OF LAND, MORE OR LESS.

SURVEY VALID ONLY WITH ORIGINAL SIGNATURE AND SEAL OF R.P.L.S.

GENERAL NOTES:

1. SURVEYOR RELIED ON TITLE COMMITMENT ISSUED BY ELLIOTT AND WALDRON ABSTRACT AND TITLE COMPANY, G.F. NO. 041177, EFFECTIVE DATE DECEMBER 14, 2004, ISSUED DECEMBER, 17, 2004, AND ALL SUBSEQUENT COMMITMENTS FOR INFORMATION REGARDING ENCUMBRANCES ON SUBJECT PROPERTY AND DID NOT ABSTRACT PROPERTY FOR EASEMENTS AND/OR OTHER RESTRICTIONS.

2. THE TERM "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON INDICATES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED; AND IS EXCLUSIVELY TO THE PARTIES INVOLVED IN, AND LIMITED TO TRANSACTION (G.F. NO. 041177) CLOSING AT THE TITLE COMPANY INDICATED HEREON.

3. REFERENCE BEARING OF NORTH 40 DEGREES 35 MINUTES 25 SECONDS WEST, BEING A EAST LINE OF A 10.657 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO CRAIG GILLENTINE AND WIFE, KIM GILLENTINE RECORDED IN VOLUME 1853, PAGE 341, DEED RECORDS, SMITH COUNTY, TEXAS.

4. 4. NO PART OF THIS PROPERTY LIES WITHIN A FLOOD ZONE FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 481040 0004 A, DATED JANUARY 10, 1978.

LEGEND

O.R.V.Z.C.T.	OFFICIAL RECORDS VAN ZANDT COUNTY, TEXAS
D.R.V.Z.C.T.	DEED RECORDS VAN ZANDT COUNTY, TEXAS
( )	DEED CALLS
CIRS	CAPPED IRON ROD SET
IRF	IRON ROD FOUND
	POWER POLE
	MARKER
(RM)	REFERENCE MONUMENT

SURVEYORS CERTIFICATE

I, MICHAEL J. BAITUP, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE MAP SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY, MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND 1/2" IRON RODS CAPPED "RPLS #4574" HAVE BEEN SET AT ALL BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. THE MONUMENTS OR MARKS SET, OR FOUND, ARE SUFFICIENT TO ENABLE RETRACEMENT.

Michael J Baitup

MICHAEL J. BAITUP
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4574
DATE OF SURVEY: 12/28/04
DATE OF LAST REVISION: 12/30/04

STATE OF TEXAS REGISTERED MICHAEL J. BAITUP 4574 PROFESSIONAL LAND SURVEYOR

PROJECT NO.	2004-012-0010	DATE	REVISIONS
DRAWN BY	KCC		
APPROVED BY	KCC		
DATE	12/28/04		

LAND TITLE SURVEY
1.030 ACRE TRACT
OUT OF THE
WILLIAM E. PACE SURVEY, ABSTRACT NO. 678
VAN ZANDT COUNTY, TEXAS

MICHAEL J. BAITUP RPLS# 4574
3619 AMBER HILLS DRIVE
DALLAS, TX 75287 214-869-4286