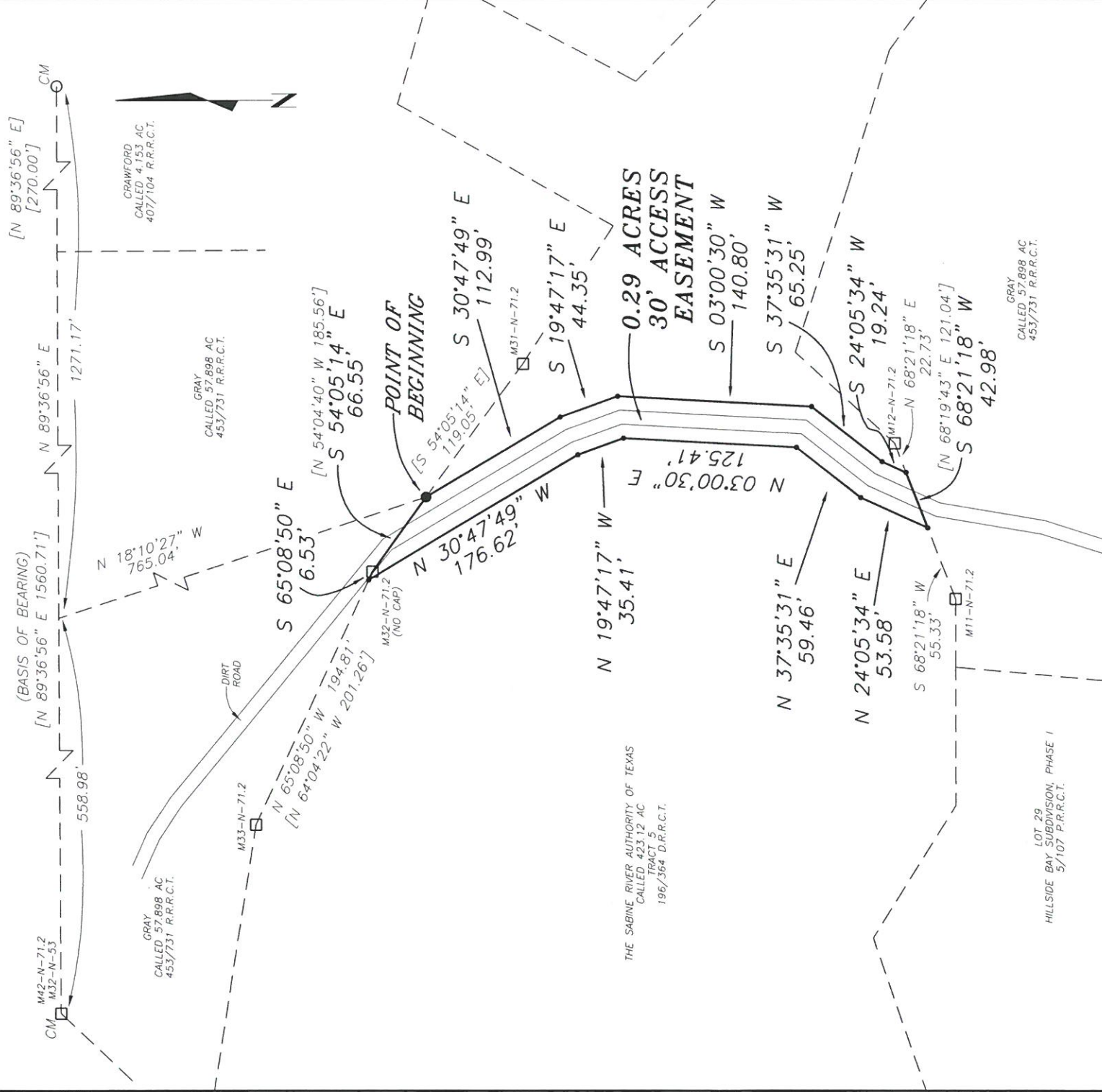


PROPERTY DESCRIPTION

PLAT SHOWING A 0.29 ACRE TRACT SITUATED IN THE F.A. TIBBLES SURVEY, ABSTRACT NO. 232, RAINS COUNTY, TEXAS, AND BEING PART THE SAME LAND AS A CALLED 423.12 ACRE TRACT DESCRIBED AS TRACT 5 IN A DEED TO THE SABINE RIVER AUTHORITY OF TEXAS AS RECORDED IN VOLUME 196, PAGE 364. DEED RECORDS, RAINS COUNTY, TEXAS.



Basis of Bearings is N 89°36'56" E between an SRA T-iron found (M42-N-71.2/M32-N-53) at the northwest corner of 57.898 acre tract and a 1/2" iron rod found at the northeast corner of a called 4.153 acre tract described in a deed to Crawford as recorded in Volume 407, Page 104, R.R.C.T.

NOTE: All record calls are denoted in [] and are per deed recorded for the 57.898 acre tract in Volume 453, Page 731, R.R.C.T..

NOTE: This survey was prepared without the benefit of a title report or title commitment. There may be additional easements or encumbrances affecting this tract that are not shown hereon.

FLOOD NOTE: By graphic plotting only, this property DOES NOT appear to lie within a 100 year flood zone area, according to flood panel map no. 480975 0002 A, dated October 18, 1977, published by the Federal Emergency Management Agency.

The undersigned does hereby certify that this plat represents an accurate survey made on the ground on December 1, 2006, and the boundaries as located are according to the recorded references shown. Except as shown, this property abuts a public roadway, and there are no visible conflicts, encroachments, or overlaps of improvements. This survey is for the purpose and parties shown, and unauthorized uses by others will be at their own risk.

Client: Dillard and Connie Gray

STEPHEN A. HUDSON R.P.L.S. NO.: 4896

LEGEND

- 1/2" Iron Rod Set
- Point for Corner
- 1/2" Iron Rod Found
- SRA T-Iron Found
- CM Control Monument

**LAND
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SURVEYING, INC.**

101 BILL BRADFORD ROAD
SUITE 13

SULPHUR SPRINGS, TX 75482
(903)438-2400 PHONE (903)438-2152 FAX

BOUNDARY SURVEY

SHEET
1 OF 2

SCALE: 1"=200'

DATE: 12/8/06

SURVEYED BY: G.C.

DRAWN BY: G.C.

JOB NO. 06-0111A

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**BOUNDARY DESCRIPTION
ACCESS EASEMENT**

ALL that certain 0.29 acre lot, tract or parcel of land situated in the F.A. Tibbles Survey, Abstract No. 232, Rains County, Texas, and being part of the same land as a called 423.12 acre tract described as Tract 5 in a deed from Herman W. Mayhew, Jr., Trustee, to The Sabine River Authority of Texas as recorded in Volume 196, Page 364, Deed Records, Rains County, Texas, (D.R.R.C.T.), said 0.29 acre tract being a 30 feet in width access easement and said easement being described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod set on the common line of said 423.12 acre tract and a called 57.898 acre tract described in a deed to Gray as recorded in Volume 453, Page 731, Real Records, Rains County, Texas, (R.R.R.C.T.), for a corner from which point an SRA T-iron found (M31-N-71.2) bears S 54°05'14" E a distance of 119.05 feet for a reference;

THENCE S 30°47'49" E a distance of 112.99 feet to a point for a corner;

THENCE S 19°47'17" E a distance of 44.35 feet to a point for a corner;

THENCE S 03°00'30" W a distance of 140.80 feet to a point for a corner;

THENCE S 37°35'31" W a distance of 65.25 feet to a point for a corner;

THENCE S 24°05'34" W a distance of 19.24 feet to a point on the common line of said 423.12 acre tract and said 57.898 acre tract for a corner, from which point an SRA T-iron found (M12-N-71.2) bears N 68°21'18" E a distance of 22.73 feet for a reference;

THENCE S 68°21'18" W along the common line of said 423.12 acre tract and said 57.898 acre tract a distance of 42.98 feet to a point for a corner, from which point an SRA T-iron found (M11-N-71.2) bears S 68°21'18" W a distance of 55.33 feet for a reference;

THENCE N 24°05'34" E a distance of 53.58 feet to a point for a corner;

THENCE N 37°35'31" E a distance of 59.46 feet to a point for a corner;

THENCE N 03°00'30" E a distance of 125.41 feet to a point for a corner;

THENCE N 19°47'17" W a distance of 35.41 feet to a point for a corner;

THENCE N 30°47'49" W a distance of 176.62 feet to a point on the common line of said 423.12 acre tract and said 57.898 acre tract for a corner;

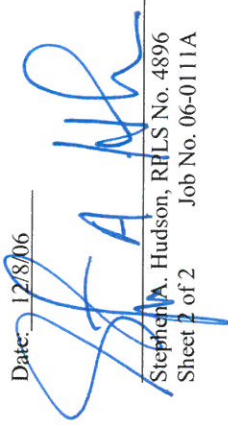
THENCE S 65°08'50" E along the common line of said 423.12 acre tract and said 57.898 acre tract a distance of 6.53 feet to an SRA T-iron found (M32-N-71.2) for a corner;

THENCE S 54°05'14" E along the common line of said 423.12 acre tract and said 57.898 acre tract a distance of 66.55 feet to the POINT OF BEGINNING and containing 0.29 acres of land, more or less.

Basis of Bearings is N 89°36'56" E between an SRA T-iron found (M42-N-71.2/M32-N-53) at the northwest corner of said 57.898 acre tract and a 1/2" iron rod found at the northeast corner of a called 4.153 acre tract described in a deed to Crawford as recorded in Volume 407, Page 104, R.R.R.C.T.

The undersigned does hereby certify that the attached plat represents an accurate survey made on the ground on December 1, 2006, and the boundaries as located are according to the recorded references shown. Except as shown, this property abuts a public roadway, and there are no visible conflicts, encroachments, or overlapping of improvements. This survey is for the purpose and parties shown, unauthorized uses by others will be at their own risk.

Date: 12/8/06


Stephen A. Hudson, RPLS No. 4896
Sheet 2 of 2 Job No. 06-0111A



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