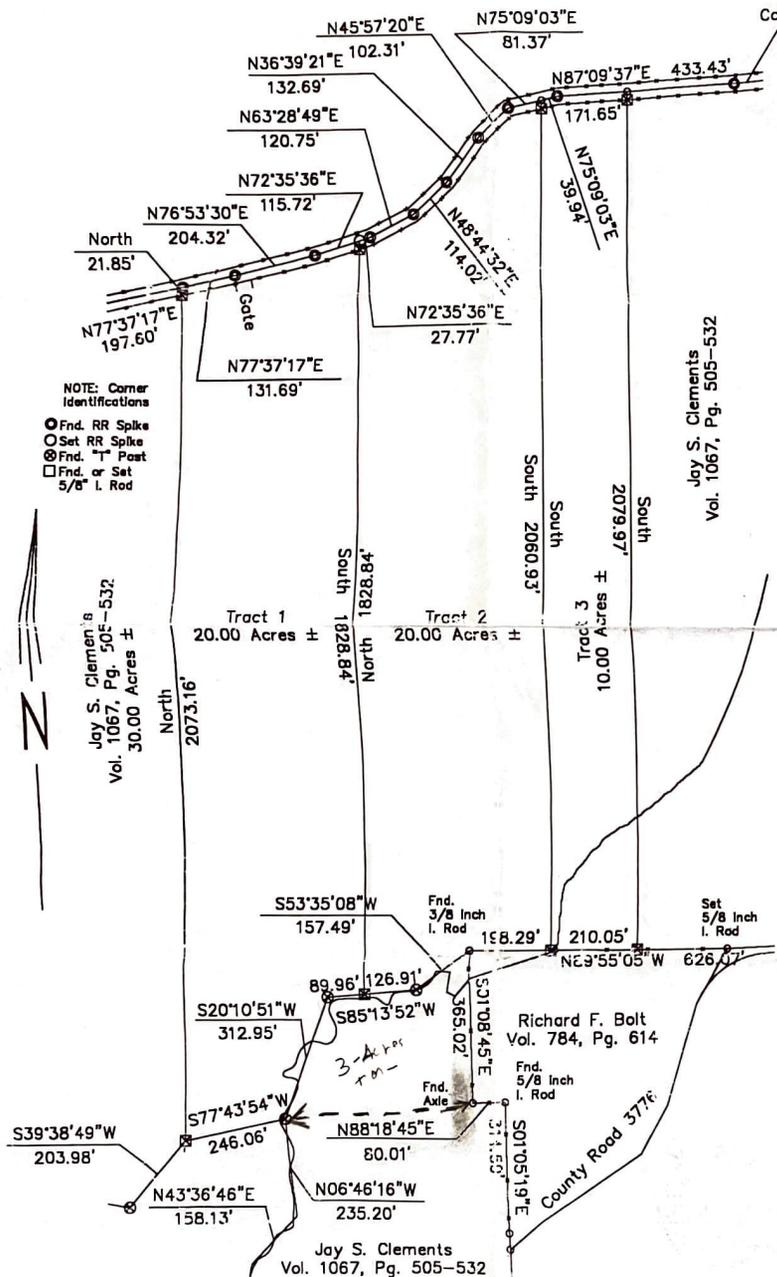


PLAT AND FIELD NOTES
FOR
JAY S. CLEMENTS
ATLANTA, TEXAS 75551



Tract 1 - 20 Acres
DESCRIPTION: being all of that certain 20.00 acre tract or parcel of land situated in the WILLIS PITTMAN SURVEY, Abstract 824, Cass County, Texas, and being a part of the same property as described in a Warranty Deed to Jay S. Clements recorded in Volume 1067, Page 505-532 of the Real Property Records of Cass County, Texas, also being a part of a 416.62 acre tract severed from the original tract or tracts as described in said Volume 1067, also being a part of a called 150 acre tract as described in a Deed of Trust recorded in Volume 133, Page 298, also known as Tract 48, also being a part of a called 230 acre tract as described in a Deed of Trust recorded on Volume 133, Page 292 known as Tract 43, and being more fully described by metes and bounds as follows:
BEGINNING: at a railroad spike found in the center of County Road 3774 for the Northeast corner of a 30.00 acre tract, same being the Northwest corner of this tract, being located South 535.26 feet and West 2168.29 feet from the most Easterly Northeast corner of said 416.62 acre tract;
THENCE: N 77° 37' 17" E 131.69 feet with said road to a railroad spike found for an angle point;
THENCE: N 76° 53' 30" E 204.32 feet with said road to a railroad spike found for the Northeast corner of this tract;
THENCE: N 72° 35' 36" E 115.72 feet with said road to a railroad spike set for the Northeast corner of this tract;
THENCE: South 23.00 feet to a 5/8 inch iron rod set in a fence line for a reference and continuing on South a total distance of 1828.84 feet with a new marked line to a 5/8 inch iron rod set for the Southeast corner of this tract;
THENCE: S 85° 13' 52" W 89.98 feet to a "T" Post for an angle point;
THENCE: S 20° 10' 51" W 312.95 feet generally with a creek to a "T" Post found for an angle point;
THENCE: S 77° 43' 54" W 246.06 feet to a 5/8 inch iron rod found for the Southwest corner of this tract, same being the Southeast corner of said 30.00 acre tract;
THENCE: North 2051.31 feet with the East line of said 30.00 acre tract and a fence to a 5/8 inch iron rod found at a fence corner and continuing on a total distance of 2073.16 feet to the POINT OF BEGINNING, and containing 20.00 acres of land more or less.

Tract 2 - 20 Acres
DESCRIPTION: being all of that certain 20.00 acre tract or parcel of land situated in the WILLIS PITTMAN SURVEY, Abstract 824, Cass County, Texas, and being a part of the same property as described in a Warranty Deed to Jay S. Clements recorded in Volume 1067, Page 505-532 of the Real Property Records of Cass County, Texas, also being a part of a 416.62 acre tract severed from the original tract or tracts as described in said Volume 1067, also being a part of a called 150 acre tract as described in a Deed of Trust recorded in Volume 133, Page 298, also known as Tract 48, also being a part of a called 230 acre tract as described in a Deed of Trust recorded on Volume 133, Page 292 known as Tract 43, also being a part of a 171.93 acre tract known as Tract 21 in said Volume 1067, Page 505, and being more fully described by metes and bounds as follows:
BEGINNING: at railroad spike set in the center of County Road 3774 for the Northwest corner of this tract, same being the Northeast corner of the above described 20.00 acre tract, being located South 426.06 feet and West 1730.24 feet from the most Easterly Northeast corner of said 416.62 acre tract;
THENCE: N 72° 35' 36" E 27.77 feet with the center of said road to a railroad spike found for an angle point;
THENCE: N 63° 28' 49" E 120.75 feet with the center of said road to a railroad spike found for an angle point;
THENCE: N 36° 39' 21" E 132.69 feet with the center of said road to a railroad spike found for an angle point;
THENCE: N 45° 57' 20" E 102.31 feet with the center of said road to a railroad spike found for an angle point;
THENCE: N 75° 09' 03" E 81.37 feet with the center of said road to a railroad spike set for the Northeast corner of this tract;
THENCE: South 18.00 feet to a 5/8 inch iron rod set in a fence line for a reference, and continuing on with a new marked line a total distance of 2060.93 feet to a 5/8 inch iron rod set in a fence line being the North boundary line for Richard F. Bolt (Volume 784, Page 614), for the Southeast corner of this tract;
THENCE: N 89° 55' 05" W 188.29 feet with the North line of said Bolt tract to a 3/8 inch iron rod found at a fence corner for an angle point;
THENCE: S 53° 35' 08" W 157.49 feet to a "T" Post found for an angle point;
THENCE: S 85° 13' 52" W 126.91 feet to a 5/8 inch iron rod set for the Southwest corner of this tract, same being the Southeast corner of another 20.00 acre tract;
THENCE: North 1805.84 feet with the East line of another 20.00 acre tract to a 5/8 inch iron rod set in a fence line for a reference and continuing on a total distance of 1828.84 feet to the POINT OF BEGINNING, and containing 20.00 acres more or less.

Tract 3 - 10.00 Acres
DESCRIPTION: being all of that certain 10.00 acre tract or parcel of land situated in the WILLIS PITTMAN SURVEY, Abstract 824, Cass County, Texas, and being a part of the same property as described in a Warranty Deed to Jay S. Clements recorded in Volume 1067, Page 505-532 of the Real Property Records of Cass County, Texas, also being a part of a 416.62 acre tract severed from the original tract or tracts as described in said Volume 1067, Page 505, also being a part of a 171.93 acre tract known as Tract 21 in said Volume 1067, Page 505, and being more fully described by metes and bounds as follows:
BEGINNING: at a railroad spike set in the center of County Road 3774 for the Northwest corner of this tract, also being the Northeast corner of the above Tract 2, being a 20.00 acre tract, being located South 90.22 feet and West 1278.57 feet from the most Easterly Northeast corner of said 416.62 acre tract;
THENCE: N 75° 09' 03" E 39.94 feet with the center of said road to a railroad spike found for an angle point;
THENCE: N 87° 09' 37" E 171.65 feet with the center of said road to a railroad spike set for the Northeast corner of this tract;
THENCE: South 24.85 feet to a 5/8 inch iron rod set in a fence line for a reference, and continuing on with a new marked line a total distance of 2079.97 feet to a 5/8 inch iron rod set in the North line of a tract for Richard F. Bolt (Volume 784, Page 614), for the Southeast corner of this tract;
THENCE: N 89° 55' 05" W 210.05 feet with the North line of said Bolt tract to a 5/8 inch iron rod set for the Southwest corner of this tract, same being the Southeast corner of said Tract 2;
THENCE: North 2042.93 feet with a new marked line being the East line of said Tract 2 to a 5/8 inch iron rod set in a fence line for a reference, and continuing on a total distance of 2060.93 feet to the POINT OF BEGINNING, and containing 10.00 acres of land more or less.

THIS IS TO CERTIFY: that the Plat and Field Notes hereon are the results of a survey made on the ground by me on February 7, 2000 and that the lines and dimensions are true and correct, corners being as indicated and that there are no visible easements, encroachments, conflicts or protrusion except as shown.

Scale: 1 in. = 300 ft.
Date: February 9, 2000
Number: 000207

Benefield Surveying
303 Clements Road
Queen City, Texas 75572

A. M. Benefield, Jr.
A. M. Benefield, Jr.
T. R. P. L. S. No. 1656
903-796-5849