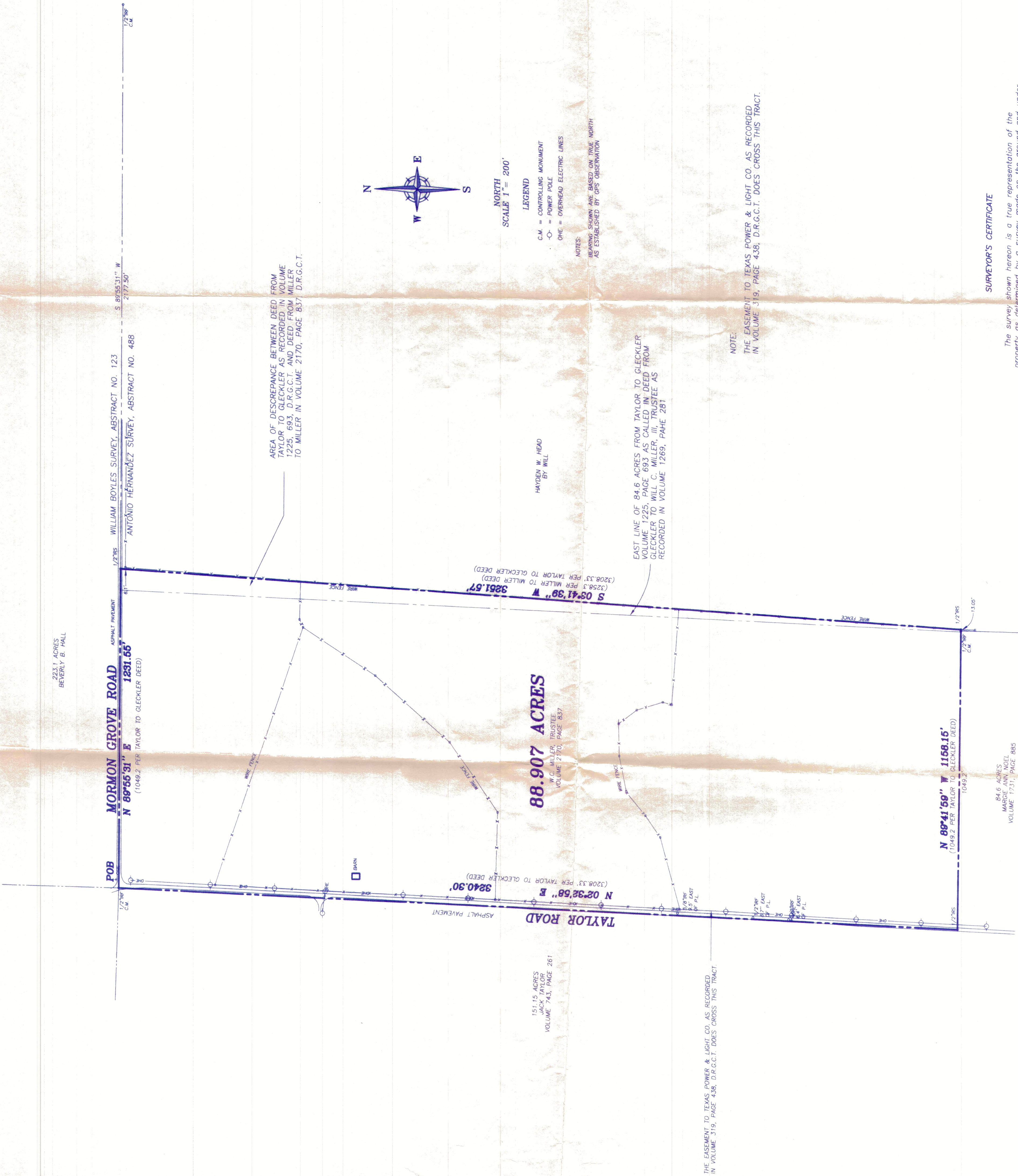




LEGAL DESCRIPTION

BEGINNING at a tract of land situated in the Antonio Hernandez Survey, Abstract No. 123, Grayson County, Texas, and also be all of a 88.907 acre tract conveyed to W. C. Miller, Trustee as recorded in Volume 2170, Page 837 of the Deed Records of Grayson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner (Controlling Monument) at the northwest corner of said 88.907 acre tract, said iron rod being at the intersection of Loughlin Road and Taylor Road;
THENCE North 89 degrees 55 minutes 31 seconds East following Loughlin Road a distance of 1231.35 feet to a 1/2 inch iron rod found for corner;
THENCE South 3 degrees 50 minutes 09 seconds West a distance of 3252.05 feet to a 1/2 inch iron rod set for corner;
THENCE North 89 degrees 41 minutes 59 seconds West passing at 13.05 feet a 1/2 inch iron rod found and continuing in all a distance of 1158.15 feet to a 1/2 inch iron rod set for corner in Taylor Road;
THENCE North 2 degrees 32 minutes 58 seconds East following Taylor Road a distance of 3240.30 feet to the POINT OF BEGINNING and containing 3,872,803 square feet or 88.907 acres of land.



NORTH
SCALE 1" = 200'

- LEGEND
- CM = CONTROLLING MONUMENT
 - = POWER POLE
 - = OVERHEAD ELECTRIC LINES

NOTES:
BEARING SOWN ARE BASED ON TRUE NORTH
AS ESTABLISHED BY GPS OBSERVATION

NOTE:
THE EASEMENT TO TEXAS POWER & LIGHT CO. AS RECORDED IN VOLUME 319, PAGE 438, D.R.G.C.T. DOES CROSS THIS TRACT.

SURVEYOR'S CERTIFICATE

The survey shown hereon is a true representation of the property as determined by a survey made on the ground and under my personal supervision. All visible improvements are as shown. There are no encumbrances, conflicts, or protrusions, except as shown. This survey was made in accordance with the Professional Land Surveyors' Minimum Standards of Practice as adopted by the Board effective September 1, 1992. The property is subject to all easements of record.



David J. Surdukan, R.P.L.S. No. 4613

BOUNDARY SURVEY
88.907 ACRES
ANTONIO HERNANDEZ SURVEY
ABSTRACT NO. 488
GRAYSON COUNTY, TEXAS

G.F. No. SL04-303765

SURDUKAN SURVEYING, INC.
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(972) 542-1446