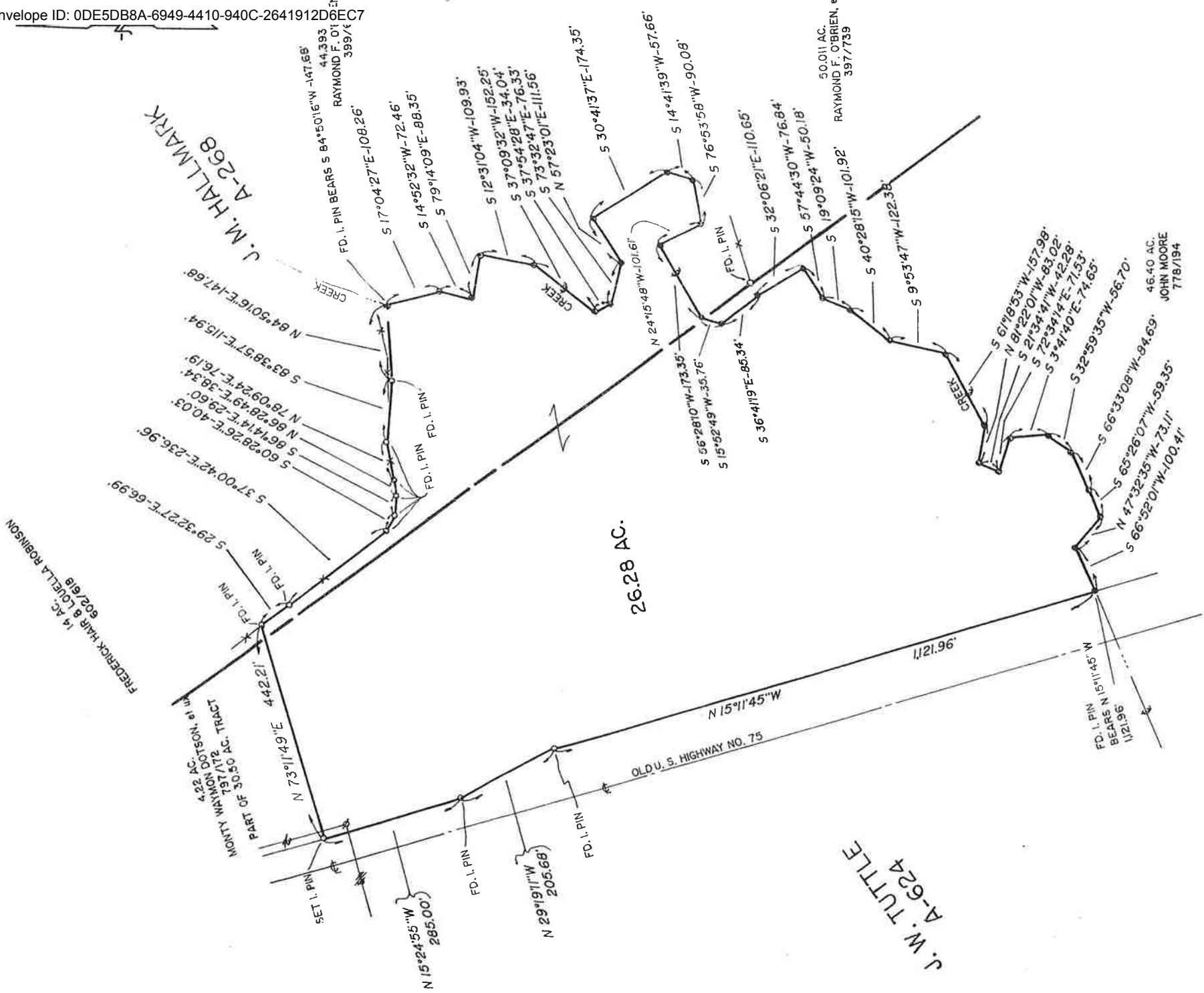




I, RICHARD J. REED, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY DECLARE THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE RESULTS OF AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION DURING THE MONTH OF JAN. 1989 AND ALL CORNERS ARE AS SHOWN HEREON. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS ON THE GROUND EXCEPT AS SHOWN. THIS SURVEY WAS PERFORMED IN CONNECTION WITH THE TRANSACTION DESCRIBED IN GF NO. _____ OF _____ TITLE COMPANY.



USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED SURVEYOR IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREFROM.

DATE 3-25-94
Richard J. Reed
RICHARD J. REED, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1593

PLAT OF SURVEY
C. L. RICHARDS
26.28 ACRES

J. W. TUTTLE SURVEY A-624
J. M. HALLMARK SURVEY A-268
FREESTONE COUNTY

SCALE: 1" = 200' PROJECT NO. 94020-A

RICHARD J. REED
REGISTERED PROFESSIONAL LAND SURVEYOR
PALESTINE, TEXAS

EXHIBIT "A"

IT IS THE INTENT OF THESE FIELD NOTES TO DESCRIBE all that certain lot, tract or parcel of land being 26.28 acres in the J. W. Tuttle Survey A-624 and J. M. Hallmark Survey A-268, in Freestone County, Texas and being a part of a 30.50 acre tract deeded from Citizens State Bank to Monty Waymon Dotson, et ux dated February 25, 1989 and recorded in Volume 797, Page 172 of the Freestone County Deed Records in Freestone County, Texas and said 26.28 acre tract being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a point of intersection of the center line of a creek and the East Right-of-Way line of old U. S. Highway No. 75 and same being the Southwest corner of the said 30.50 acre tract and same being the Northwest corner of a 46.40 acre tract recorded in Volume 778, Page 194 of the Freestone County Deed Records, whence a found iron pin bears North 15° 11' 45" West 1,121.96 feet;

THENCE in a Northwesterly direction with the East Right-of-Way line of old U. S. Highway NO. 75 and with the West line of the said 30.50 acre tract, as follows: North 15° 11' 45" West a distance of 1,121.96 feet,

found iron pin,

North 29° 19' 11" West a distance of 205.68 feet,

found iron pin, and

North 15° 24' 55" West a distance of 285.00 feet to a set iron pin for corner in the said line and same being the Southwest corner of a 4.22 acre tract;

THENCE North 73° 11' 49" East across the said 30.50 acre tract and with the South line of the said 4.22 acre tract a distance of 442.21 feet to a found iron pin for corner in a fence and on the South bank of a creek and in the Northeast line of the said 30.50 acre tract and same being in the Southwest line of a 14 acre tract, as fenced, recorded in Volume 602, Page 618 of the Freestone County Deed Records and same being the Southeast corner of the said 4.22 acre tract;

THENCE in generally a Southeasterly direction, generally with a fence and with the Northeast line of the said 30.50 acre tract, generally as fenced, and with the Southwest line of the said 14 acre tract, generally as fenced, as follows: South 29° 32' 27" East a distance of 66.99 feet,

found iron pin,

South 37° 00' 42" East a distance of 236.96 feet,

found iron pin,

South 60° 28' 26" East a distance of 40.03 feet,

found iron pin,

South 86° 14' 14" East a distance of 29.60 feet,

found iron pin,

North 86° 28' 49" East a distance of 38.34 feet,

found iron pin,

North 78° 09' 24" East a distance of 76.19 feet,

found iron pin,

South 83° 38' 57" East a distance of 115.94 feet,

found iron pin, and

North 84° 50' 16" East a distance of 147.68 feet to the point of intersection of the said line and the center of a creek and same being the easternmost Northeast corner of the said 30.50 acre tract and same being the Southeast corner of the said 14 acre tract and same being in the West line of a 44.393 acre tract recorded in Volume 399, Page 68 of the Freestone County Deed Records, whence a found iron pin bears South 84° 50' 16" West 147.68 feet;

THENCE in generally a Southerly direction with the meanders of the said creek and with an East line of the said 30.50 acre tract and with the West line of the said 44.393 acre tract, a 50.011 acre tract recorded in Volume 397, Page 739 of the Freestone County Deed Records and said 46.40 acre tract, as follows:

South 17° 04' 27" East a distance of 108.26 feet,
South 14° 52' 32" West a distance of 72.46 feet,
South 79° 14' 09" East a distance of 88.35 feet,
South 12° 31' 04" West a distance of 109.93 feet,
South 37° 09' 32" West a distance of 152.25 feet,
South 37° 54' 28" East a distance of 34.04 feet,
South 73° 32' 47" East a distance of 76.33 feet,
North 57° 23' 01" East a distance of 111.56 feet,
South 30° 41' 37" East a distance of 174.35 feet,
South 14° 41' 39" West a distance of 57.66 feet,
South 76° 53' 58" West a distance of 90.08 feet,
North 24° 15' 48" West a distance of 101.61 feet,
South 56° 28' 10" West a distance of 173.35 feet,
South 15° 52' 49" West a distance of 35.76 feet,
South 36° 41' 19" East a distance of 85.34 feet,
South 32° 06' 21" East a distance of 110.65 feet,
South 57° 44' 30" West a distance of 76.84 feet,
South 19° 09' 24" West a distance of 50.18 feet,
South 40° 28' 15" West a distance of 101.92 feet,
South 9° 53' 47" West a distance of 122.30 feet,
South 61° 10' 53" West a distance of 157.98 feet,
North 81° 22' 01" West a distance of 83.02 feet,
South 21° 34' 41" West a distance of 42.28 feet,
South 72° 34' 14" East a distance of 71.53 feet,
South 3° 41' 40" East a distance of 74.65 feet,
South 32° 59' 35" West a distance of 56.70 feet,
South 66° 33' 08" West a distance of 84.69 feet,
South 65° 26' 07" West a distance of 59.35 feet,
North 47° 32' 35" West a distance of 73.11 feet, and
South 66° 52' 01" West a distance of 100.41 feet to the

PLACE OF BEGINNING.

Contains 26.28 acres of land.