

Being a part of the J.C. HARPER SURVEY, TRACT No. 246, the WILLIAM MANN SURVEY, Abstract No. 282, the JOHN HETHINGTON SURVEY, Abstract No. 282, the JAMES TEAGUE SURVEY, Abstract No. 842 and all of the Ernest C. ANDREWS SURVEY, Abstract No. 932, situated about 3-7/10 miles south 69 degrees east from the courthouse in Granbury, the county seat of Hood County, and abstracting all of First and Second Tract described in the deed to Dora Lee Langdon recorded in Volume 133, page 150 of the Deed Records of Hood County and being more particularly described as follows:

Beginning at a fence post at the northeast corner of the said Second Tract in the west line of Davis Road from which 5/8" iron rod set bears south 41 degrees 01 minutes 58 seconds east 6-42/100 feet to a rock wall;

Thence along the said west line of Davis Road and generally along a fence for the east line of said Second Tract, to and along the east line of said First Tract, the following:

south 31 degrees 45 minutes 03 seconds east, 83-47/100 feet to a rock wall;

south 16 degrees 03 minutes 53 seconds east, 38-30/100 feet to a rock wall;

south 31 degrees 30 minutes 00 seconds east, 117-39/100 feet to a 2-7/8" pipe post;

south 26 degrees 59 minutes 03 seconds east, 98-34/100 feet to a 2-7/8" pipe post;

south 24 degrees 08 minutes 14 seconds east, 159-20/100 feet to a 2-7/8" pipe post;

south 23 degrees 15 minutes 43 seconds east, 197-64/100 feet to a 2-7/8" pipe post;

south 21 degrees 28 minutes 00 seconds east, 258-44/100 feet to a 2-7/8" pipe post;

south 21 degrees 15 minutes 43 seconds east, 303-45/100 feet to a 2-7/8" pipe post;

south 22 degrees 55 minutes 41 seconds east, 318-47/100 feet to a 2-7/8" pipe post;

south 23 degrees 12 minutes 29 seconds east, 94-97/100 feet to a 2-7/8" pipe post;

south 27 degrees 30 minutes 07 seconds east, 83-97/100 feet to a 2-7/8" pipe post;

south 29 degrees 44 minutes 21 seconds east, 123-52/100 feet to a 2-7/8" pipe post;

south 23 degrees 55 minutes 07 seconds east, 247-16/100 feet to a 2-7/8" pipe post;

south 30 degrees 13 minutes 15 seconds east, 238-95/100 feet to a 2-7/8" pipe post;

south 28 degrees 12 minutes 59 seconds east, pass at 293-72/100 feet a fence post, continuing in all a distance of 313-57/100 feet to a 5/8" iron rod set for the southeast corner of said First Tract.

Thence along the said south line of First Tract, the following:

south 58 degrees 27 minutes 21 seconds east, 478-44/100 feet;

south 40 degrees 19 minutes 05 seconds east, 205-55/100 feet to a fence post.

Thence along the said south line of First Tract and generally along a fence, the following:

south 40 degrees 27 minutes 47 seconds east, 499-04/100 feet to a fence post;

south 45 degrees 49 minutes 25 seconds east, 47-29/100 feet to a corner of a fence post;

south 59 degrees 31 minutes 40 seconds east, 134-43/100 feet to a corner of a fence post;

south 59 degrees 11 minutes 27 seconds east, 1291-97/100 feet to a fence post;

Thence along the said north line of First Tract, the following:

south 62 degrees 02 minutes 55 seconds east, 84-38/100 feet;

south 73 degrees 50 minutes 40 seconds east, 4-24/100 feet;

north 03 degrees 17 minutes 08 seconds east, 130-02/100 feet;

north 13 degrees 37 minutes 21 seconds east, 77-85/100 feet;

north 02 degrees 17 minutes 18 seconds east, 84-97/100 feet;

north 14 degrees 04 minutes 11 seconds east, 31-15/100 feet;

north 07 degrees 48 minutes 33 seconds east, 70-47/100 feet;

north 08 degrees 03 minutes 10 seconds east, 132-40/100 feet;

north 14 degrees 00 minutes 04 seconds east, 70-82/100 feet;

The undersigned Registered Professional Land Surveyor (the "Surveyor") hereby certifies to Bank One, N.A. in its capacity as successor trustee of the Acquisition Reserve Trust of the Dora Lee Langdon Trust created in the Last Will and Testament of Perci D. Harper, Southeast Land Title Co. of Fort Worth, Texas, and Old Republic National Title Insurance Company that (a) this plat of survey and the property description set forth herein are true and correct and prepared from an actual on-the-ground survey of the real property shown hereon; (b) such survey was conducted by the Surveyor or under his supervision; (c) all monuments shown hereon actually exist and the location, size and type of material thereof are correctly shown; (d) except as shown hereon, there are no encroachments onto the property or protrusions therefrom, and there are no visible easements or rights-of-way on the property; (e) the size, location and type of improvements are as shown hereon, and all are located within the boundaries of the property and set back from the property lines the distances indicated; (f) the distance from the nearest intersecting street or road (if so shown); (g) the property has apparent access to and from a public roadway; (h) the easements shown on the title commitment prepared by Southeast Land Title Company, P.C., No. 49020979-2 and dated February 6, 1996 have been correctly plotted hereon; (i) the boundaries, dimensions and other details shown hereon are true and correct; (j) I have examined the flood insurance data for Hood County, Texas and incorporated areas, Map Number 480356020 C, effective date September 1, 1990 and it appears that a portion of subject tract lies within Zone AE, and (k) this survey is in substantial compliance with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 11 survey.

BROOKES BAKER SURVEYORS
Don W. Mickey
Registered Professional Land Surveyor No. 1941
March 29, 1996

16.77 ACRES TRACT
TO
CAROLYN SUE H. BLOCKER
VOLUME 331, PAGE 174

2.20 ACRES TRACT
TO
HENRY A. CRIDER and
WIFE, SALLIE K. CRIDER
VOLUME 1252, PAGE 530

9.521 ACRES WITHIN
100-YEAR FLOOD ZONE
AS SHOWN ON FLOOD
MAP

APPROXIMATE LIMITS OF 100-YEAR
FLOOD ZONE AS SHOWN ON FLOOD
MAP FROM FIRM 5803
COUNTY PANEL NO. 48036 0300 C
EFFECTIVE DATE SEPTEMBER 1, 1990 (AREA
SHOWN ON FLOOD MAP)

24.37% INTEREST IN
SECOND TRACT
TO
DORA LEE LANGDON
VOLUME 133, PAGE 150

24.37% INTEREST IN
FIRST TRACT
TO
DORA LEE LANGDON
VOLUME 133, PAGE 150

17 ACRES IN THE ERNEST
C. ANDREWS SURVEY

29.301 ACRES IN THE JOHN
HETHINGTON SURVEY

143.92 ACRES TRACT
TO
JOHN H. CLARK et al
VOLUME 288, PAGE 552

16.922 ACRES IN
TEAGUE SURVEY

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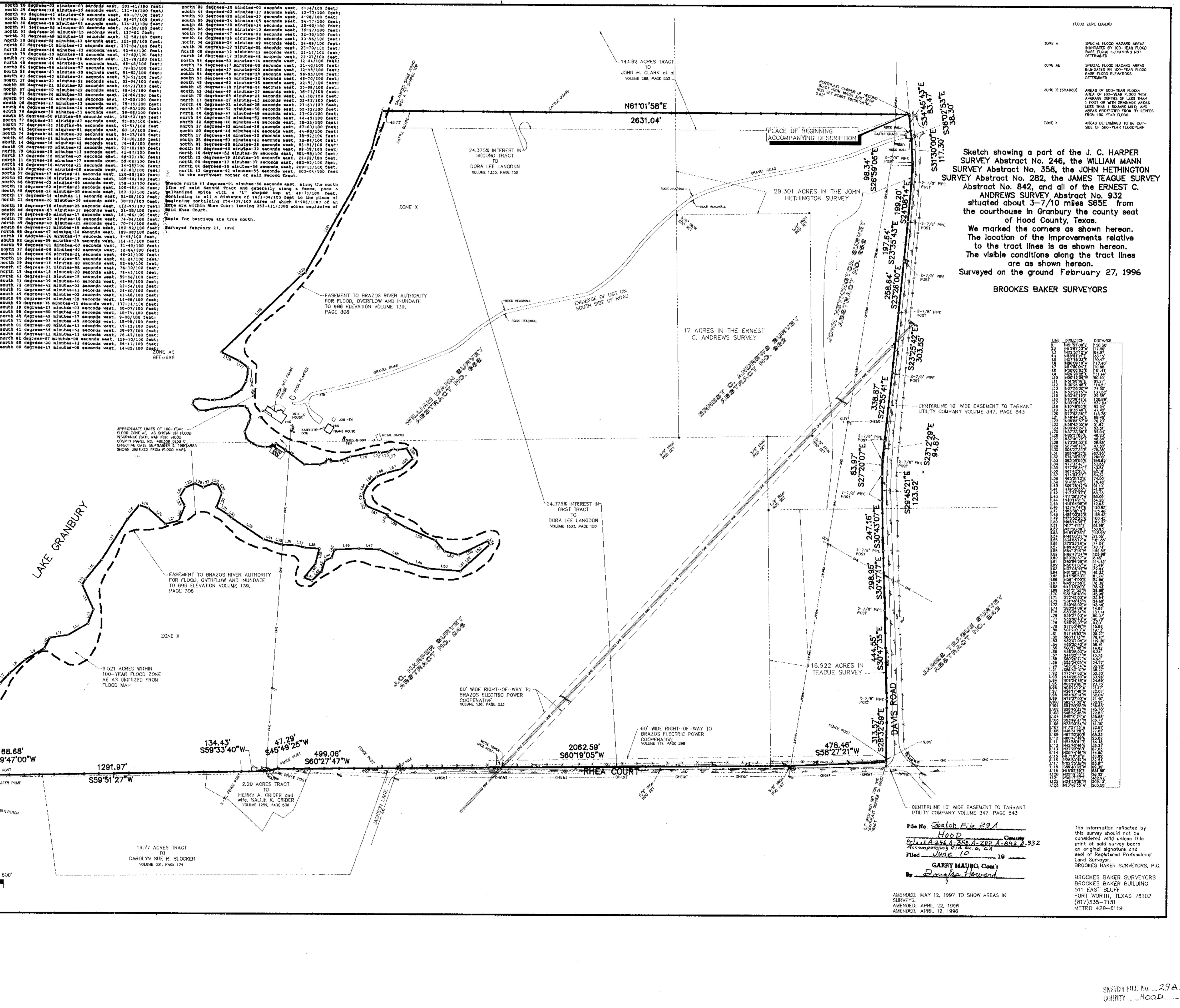
GRAPHIC SCALE
0' 100' 200' 300' 400' 500' 600'

FILE NO. Sketch File 29A
HOOD
Plate A-244-A-350-A-282-A-842-A-932
Accompanying 614, 615, 616, 617, 618, 619
Filed June 10 1996
GARRY MAURO, Com'r
Douglas Howard

AMENDED: MAY 12, 1997 TO SHOW AREAS IN
SURVEY.
AMENDED: APRIL 22, 1996
AMENDED: APRIL 12, 1996

THE INFORMATION REFLECTED BY
THIS SURVEY SHOULD NOT BE
CONSIDERED VALID UNLESS THIS
PRINT OF A SURVEY BEARS
AN ORIGINAL SIGNATURE AND
SEAL OF REGISTERED PROFESSIONAL
LAND SURVEYOR
BROOKES BAKER SURVEYORS, P.C.

BROOKES BAKER SURVEYORS
BROOKES BAKER BUILDING
311 EAST BLUFF
FORT WORTH, TEXAS 76102
(817) 335-7151
METRO 429-8119



ZONE	DESCRIPTION
ZONE A	SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD BASE FLOOD ELEVATIONS NOT DETERMINED
ZONE AE	SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD BASE FLOOD ELEVATIONS DETERMINED
ZONE X (SHADOW)	AREAS OF 500-YEAR FLOODING AREA OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH ORANGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED FROM BY LEVEES FROM 100-YEAR FLOODING
ZONE Y	AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOODPLAIN

SKETCH FILE No. 29A
COUNTY HOOD

DON W. HICKEY

ESTABLISHED 1880
BROOKES BAKER SURVEYORS
 A PROFESSIONAL CORPORATION
 TITLE AND TOPOGRAPHIC SURVEYING
 BROOKES BAKER BUILDING - 511 EAST BLUFF STREET
 817-335-7151 • FAX 332-4665
 METRO 429-6119
 FORT WORTH, TEXAS 76102-2200

BROOKES BAKER (1902-1955)
 JOHN F. BAKER (1924-1985)
 S.J. BAKER, CONSULTANT
 FRED M. MORRIS, CONSULTANT
 GAREY W. GILLEY, CONSULTANT

June 9, 1997
 Page 1 of 3

Surveyors Report:

In November, 1996, we surveyed the J.C.HARPER SURVEY, Abstract No. 246, the JAMES TEAGUE SURVEY, Abstract No. 842, the JOHN HETHINGTON SURVEY, Abstract No. 282, the WILLIAM MANN SURVEY, Abstract No. 358 and ERNEST ANDREWS SURVEY, Abstract No. 932, situated about 4 miles south 75 degrees east from Granbury in Hood County, Texas.

We set two control points on site and obtained Texas State Plane Co ordinates (North Central Zone NAD 83) on these two points based on Snider (NGS) Control Station X=797,239-37/100 varas Y=2,464,344-90/100 varas Theta Angle + 00 degrees-26 minutes-06 seconds by satellite positioning. We also checked true direction by solar observation. We ran closed traverses from these two control points using a 5 second Nikon Total Station reading five sets of horizontal direct and reverse readings.

A survey for Marcus Smith was made by James E. Patton on November 20, 1851.

A survey for J.C. Harper survey was made by G.M. Pierce on February 20, 1858.

A survey for David W. Williams was made by W. Douglas on December 6, 1858.

A survey for J.A. Shipley was made by A.W. Bell on December 30, 1870.

A survey was made for William Mann by G.M. Pierce on January 6, 1871.

A survey was made for William Mann by C.F. Rogers on August 12, 1872.

A survey was made for John Hethington by C.F. Rogers on October 15, 1872.

A survey was made for James Teague by J.H. Ethridge on February 17, 1897.

A survey was made for B.C. Hethington by J.M. Chadwick on May 25, 1901.

File No. Sketch File 29
Hood County
 Pct. of A-246, A-842, A-282, A-358, A-932
 See RID. Sk. 6, 6A
 Filed June 10 19 97

GARRY MAURO, Com'r

Douglas Howard

counter 26673

June 9, 1997
Page 2 of 3

Surveyors Report: - (continued)

A survey was made for Ernest C. Andrews by R.E. Nunley on July 18, 1949.

We recovered a 36 inch liveoak tree that we take to be the original witness tree at the northeast corner of the MARCUS SMITH SURVEY, Abstract No. 503 (no marks visible).

In November, 1976, we recovered a rock mound that we take to be the northeast corner of WILLIAM MANN SURVEY, Abstract No. 357 and in November, 1996 recovered work points we had in 1976. The said rock mound has been destroyed since 1976.

We found a 36 inch liveoak tree that we take to be the original witness tree at the northeast corner of the said ERNEST ANDREWS SURVEY, the mark "X" is visible.

The east line of the JAMES TEAGUE Survey was re-established 1500 varas south 60 west from the northeast corner of the said MARCUS SMITH Survey.

The east line of the said WILLIAM MANN SURVEY, Abstract No. 358 and the east line of said J.C. HARPER Survey were re-established by coming calls along the north and west lines of the said WILLIAM MANN SURVEY, Abstract No. 357 and calls along the north line of the said JOHN HETHINGTON SURVEY from the northeast corner of the said WILLIAM MANN SURVEY, Abstract No. 357 and the southeast corner of said WILLIAM MANN SURVEY, Abstract No. 358 lies 926 varas north 60 east true bearing from the intersection of the east bank of the Brazos River and the middle of a small creek as best we could ascertain its location, as it is under the waters of Lake Granbury at this time.

The said JAMES TEAGUE SURVEY is 246-57/100 varas long of call between the HARPER SURVEY and the J.A. SHIPLEY SURVEY, Abstract No. 550.

The JOHN HETHINGTON SURVEY, Abstract No. 282 is 260-57/100 long of call between the SHIPLEY and HARPER SURVEYS.

Based on the location of the witness tree at the northeast corner of the ERNEST ANDREWS SURVEY, all of it is in conflict with the JOHN HETHINGTON SURVEY except the portion that is described in the field notes of 17 acres made for Samuel M. Heron, File No. Rob-3nd-5491, filed in the General Land Office.

Hood Co. Sk. File 29

counter 26674

June 9, 1997
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Surveyors Report: - (continued)

The north line of MARCUS SMITH Survey was retraced from the northeast corner going south 60 west (true bearing) to the east bank of the Brazos River and lies in a county road, except for the western portion where there is no road.

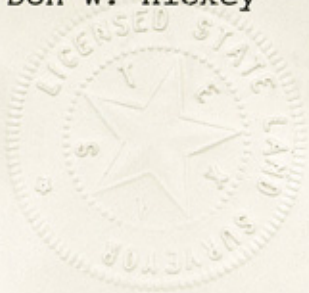
The TEAGUE and HARPER SURVEYS adjoin the MARCUS SMITH SURVEY.

The south line of the said JOHN HETHINGTON SURVEY was constructed by using its call of 414 varas south 30 east (true bearing) from the northwest corner of the J.A. SHIPLEY SURVEY, leaving the TEAGUE SURVEY long by 12-5/10 varas.

Respectfully submitted,

Don W. Hickey

Don W. Hickey



Hood Co. SK. File 29

counter 24675