



September 5, 1998

Mr. Donald J. Jackson
% James Chrisman Phillips
Phillips, Ettinger & Prikryl, L.L.P.
515 Congress Avenue, Suite 2600
Austin, Texas 78701

RE: Report of the survey of the North part of the North part of the A. B. Stiles (Styles) Survey No. 3, Certificate No. 414, File No. 65767, Abst. No. 1204, Mills County, Texas, containing 26.45 Acres.

Situated about 12½ Miles, S 57° E, from Goldthwaite, the county seat of Mills County, Texas. Bounded on the East by the William Curtis Survey, File No. P-1360, Abst. No. 162; on the South by the R. E. Duncan Survey, also known as the South part of the North part of the B. P. Woody Survey, also known as the A. B. Stiles (Styles) Survey No. 3, File No. 152774, Abst. No. 1544; on the West by the W. T. Wright Survey, File No. P-2426, Abst. No. 988, on the North by the J. L. Spurlin Survey, File No. SF-4775, Abst. No. 1314.

I conducted this survey from March, 1998 through September 1998. Horizontal control was established by Global Positioning System provided by Roy Pfingsten, Registered Professional Land Surveyor No. 4405, and the Lower Colorado River Authority.

The direction orientation is based on Lambert Grid and reported in grid direction. The grid projected is based on the Lower Colorado River Authority Station "A-391", which is tied to "Lampasas CBL 0", Texas Central Zone, with theta angle of 0° 59' 53.6" and combined map scale and elevation factor of 0.99991896, the distances are reported in horizontal ground length in Varas.

While reading this report please refer to the accompanying plat. The coordinate values shown on the plat are in feet.

The N. R. Brister Survey No. 20, File No. 1-1360, Abst. No. 19, is the most senior survey in this area, surveyed by Williamson Jones, Deputy Surveyor for Milam Land District, on April 3, 1857.

The W. M. Curtis Survey, File No. P-1360, Abst. No. 162, and the B. F. Dotson Survey, File No. P-1368, Abst. No. 197, were both surveyed on December 31, 1873, by A. H. Beekman, (not sure of name) Surveyor of Hamilton County.

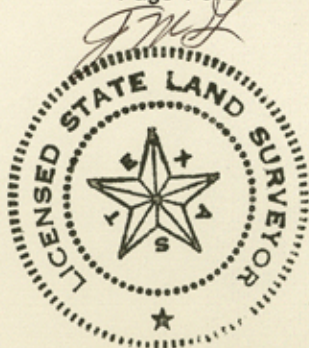
The W. T. Wright Survey, File No. P-2426, Abst. No. 988 was surveyed on March 21, 1876, by S. C. Forest (not sure of name) Surveyor of Hamilton County.

The J. L. Spurlin Survey, File No. SF-4775, Abst. No. 1314, was surveyed on February 17, 1903, by F. M. Long, Surveyor of Mills County.

The R. E. Duncan Survey, also known as the South part of the North part of the A. B. Stiles (Styles), Survey No. 3, File No. 152774, Abst. No. 1544, was surveyed in October, 1951, by J. C. Long, Surveyor of Mills County.

The Southwest corner of the said N. R. Brister Survey was established from an old dead L.O. tree, found, with some evidence of old marks. This tree was called to be S 19° E, 120 Varas. The Southwest corner was verified by a crossing of Simms Creek, called to be N 19° W, 680 Varas, approximate center of Simms Creek was found to be N 19° 55' 57" W, 678.600 Varas.

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The Northwest corner of said R. E. Duncan Survey, is taken to be a 3/8 inch rebar, in a stone mound, found, at a fence corner post. This corner called to be S 19° E, 793 Varas, from the Southwest corner of said N. R. Brister Survey, and found to be S 19° 55' 57" E, 792.533 Varas, from said Brister corner. This also called to be N 19° W, 676.2 Varas, from the Southeast corner of said R. E. Duncan Survey, which calls for the Northwest corner of the B. P. Woody Survey also known as the South part of the A. B. Stiles (Styles) Survey, No. 3, File No. 37756, Abst. No. 1444, which calls for a stone mound, at the intersection of old fence line. The intersection of an old fence line, (no stone mound found) was found, to be S 19° 55' 57" E, 669.100 Varas. This being the Southwest corner of the North Part of the North Part of A. B. Stiles (Styles) Survey No. 3, File No. 65767, Abst. No. 1204, Mills County, Texas

The Southwest corner of the said W. M. Curtis was found to be a stone mound, found, on the North line of said R. E. Duncan Survey, the said R. E. Duncan survey called to pass this corner on a bearing of N 71° E, and distance of 447 Varas, the bearing and distance was found to be N 68° 25' 42" E, 436.138 Varas. This being the Southeast corner of the North Part of the North Part of A. B. Stiles (Styles) Survey No. 3, File No. 65767, Abst. No. 1204, Mills County, Texas

The South line of said N. R. Brister, being the North line of said J. L. Spurlin Survey, and a North line of said W. M. Curtis Survey, was established by the bearing of N 68° 25' 42" E, a distance of 950.000 Varas, thus establishing the Southeast corner of said N. R. Brister survey, being an inner ell corner of the W. M. Curtis Survey. This corner was verified by a crossing of Simms Creek, called to be N 19° W, 96 Varas, approximate center of Simms creek was found to be N 19° 55' 57" W, 95.500 Varas.

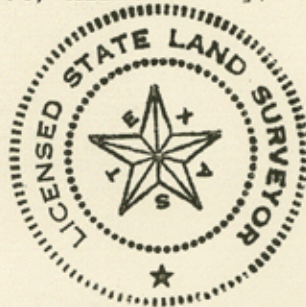
The Northeast corner of said J. L. Spurlin Survey was established as being N 68° 25' 42" E, 436.136 Varas, called to be N 71° E, 429 Varas, this being in the West line of said W. M. Curtis, and being a corner of the W. M. Curtis Survey, not in conflict with the said N. R. Brister Survey. This corner being N 19° 55' 57" W, 792.533 Varas, from the Southeast corner of the said W. M. Curtis Survey.

The Southwest corner of the J. L. Spurlin Survey was established as being S 19° 55' 57" E, 450.000 Varas, called to be S 19° E, 450 Varas, from the Southwest corner of the said N. R. Brister Survey. At this corner a 1/2 inch rebar was set, and a stone mound, built, for the Northwest corner of the North Part of the North Part of A. B. Stiles (Styles) Survey No. 3, File No. 65767, Abst. No. 1204, Mills County, Texas

The Southeast corner of the J. L. Spurlin Survey was established as being S 19° 55' 57" E, 450.000 Varas, called to be S 19° E, 450.00 Varas, from the established Northeast corner of said J. L. Spurlin Survey. This corner being N 19° 55' 57" W, 342.533 Varas, from the Southeast corner of the said W. M. Curtis Survey. At this corner a 1/2 inch rebar was set, and a stone mound, built, for the Northeast corner of the North Part of the North Part of A. B. Stiles (Styles) Survey No. 3, File No. 65767, Abst. No. 1204, Mills County, Texas.

Respectfully submitted,

Jerry Max Goodson
Jerry Max Goodson
Licensed State Land Surveyor



File No. SKETCH FILE 26
MILLS County

SCHOOL FILE 65767-Surveyor's Report
Date Filed: September 25
AUGUST 26, 1998

By David Dewhurst, Commissioner
Douglas Howard