

WALSH RANCHES LIMITED PARTNERSHIP
(VOL. 12624, PAGE 0092)
D.R.T.C.T.

J. WILCOX SURVEY,
ABSTRACT NO. 1722

POINT OF BEGINNING
N= 7,025,481.639
E= 2,280,690.949

WALSH RANCHES LIMITED PARTNERSHIP
(VOL. 12624, PAGE 0092)
D.R.T.C.T.

TEXAS PARKS AND WILDLIFE DEPARTMENT
(VOL. 6956, PAGE 478) D.R.T.C.T.
called 99.66 AC

17,248,941 SQ. FT.
OR
396.0 ACRES
(VACANT)

A=15'41"00"
R= 1,132.71'
T= 156.00'
L= 310.05'
C.B.=S36°23'14"E
C.L.= 309.08'

EAGLE MOUNTAIN LAKE
ZONE "AE"
BASE ELEV. = 657.00
TARRANT COUNTY WATER CONTROL AND
IMPROVEMENT DISTRICT NUMBER ONE
(VOL. 106, PAGE 459) D.R.T.C.T.

STATE OF TEXAS ACTING BY AND THROUGH THE
TEXAS PARKS AND WILDLIFE DEPARTMENT
(VOL. 6967, PAGE 1351) D.R.T.C.T.
called 297.797 AC

JOHN MILLARD BONDS
(VOL. 8945, PG. 1547)
D.R.T.C.T.

LAKE PLACE, LTD.
(VOL. 11825, PG. 1985)
D.R.T.C.T.

LAND TITLE SURVEY
OF
396.0 ACRE TRACT

SITUATED IN THE
J.S. THURMOND SURVEY, ABSTRACT NO. 1535
MEP & P.R.R. COMPANY SURVEY, ABSTRACT NO. 1120
J. WILCOX SURVEY, ABSTRACT NO. 1722
Y. SAMORA SURVEY, ABSTRACT NO. 1385
R. GANGARA SURVEY, ABSTRACT NO. 563
TARRANT COUNTY, TEXAS

FOR
GENERAL LAND OFFICE

BY
Half Associates

8616 NORTHWEST PLAZA DR., ~ 75225 DALLAS, TEXAS
SCALE: 1"=200' (214)346-6200 AVO. 23262 DECEMBER, 2006

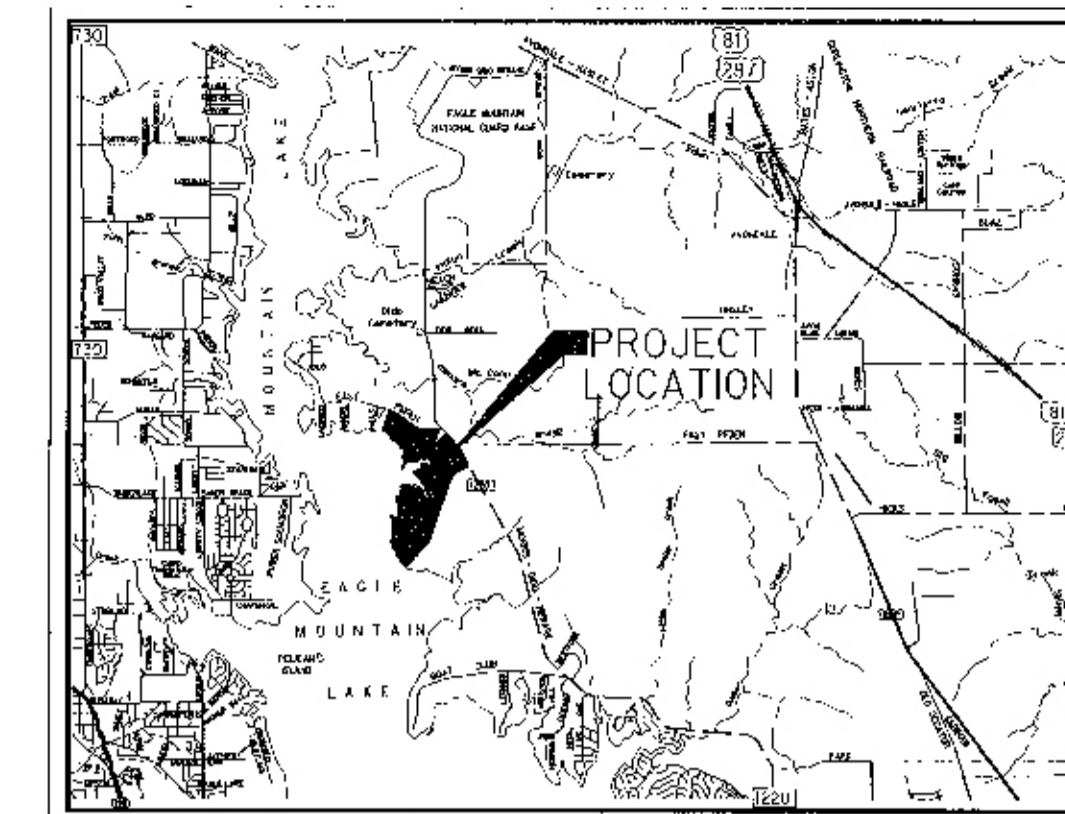
LEGEND

CM	CONTROL MONUMENT
RCP	REINFORCED CONCRETE PPE
GSW	GAS WELL
FCP	FENCE CORNER POST
GPS	GAS PIPE -LINE, SIGN
CMP	CORRUGATED METAL PIPE
MB	MAL BOX
TS	TRAFFIC SIGN
FOS	FIBER OPTIC SIGN
WM	WATER METER
FH	FIRE HYDRANT
WV	WATER VALVE
LP	LIGHT POLE
PP	POWER POLE
EM	ELECTRIC METER
EB	ELECTRIC BOX
AN	ANTENNA
COMM	COMMUNICATION CELL TOWER
TRS	TELEPHONE RISER
HWL	HEADWALL
BOLL	BOLLARD
E	ELECTRICAL OVERHEAD LINE
1/2" FIR	1/2-INCH FOUNDED IRON ROD
1/2" SIR	1/2-INCH SET IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'HALFF ASSOC., INC.'

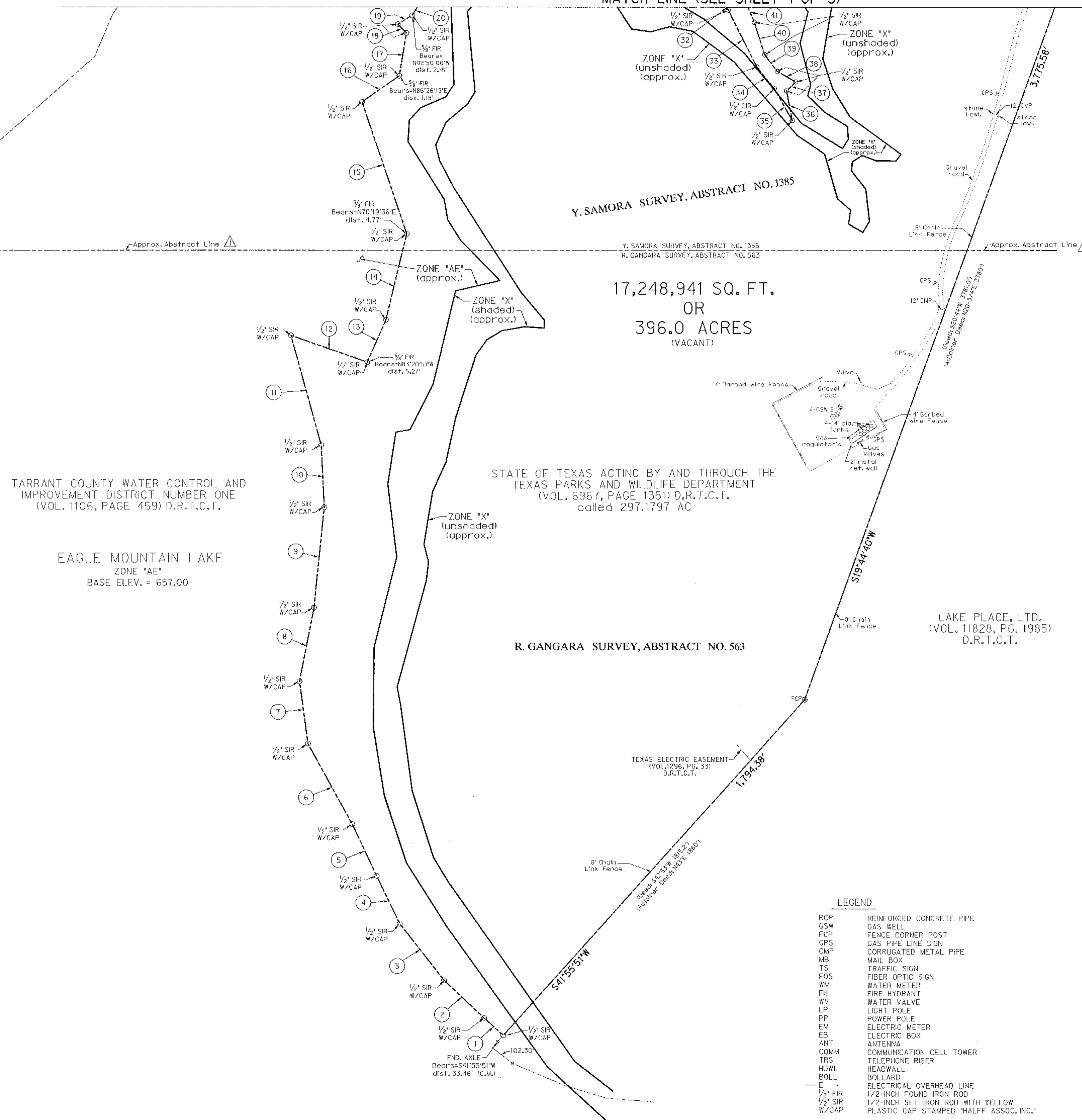
MATCH LINE (SEE SHEET 2 OF 3)

REVISED AS SHOWN, 2-27-2007
REVISED AS SHOWN, 11-23-2007

MATCH LINE (SEE SHEET 1 OF 3)



LOCATION MAP NOT TO SCALE



17,248,941 SQ. FT. OR 396.0 ACRES (VACANT)

STATE OF TEXAS ACTING BY AND THROUGH THE TEXAS PARKS AND WILDLIFE DEPARTMENT (VOL. 8967, PAGE 1351) D.R.T.C.T. called 297.1797 AC

R. GANGARA SURVEY, ABSTRACT NO. 563

LAKE PLACE, LTD. (VOL. 11828, PG. 1985) D.R.T.C.T.

TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NUMBER ONE (VOL. 1106, PAGE 459) D.R.T.C.T.

EAGLE MOUNTAIN I AKE ZONE "AE" BASE ELEV. = 657.00

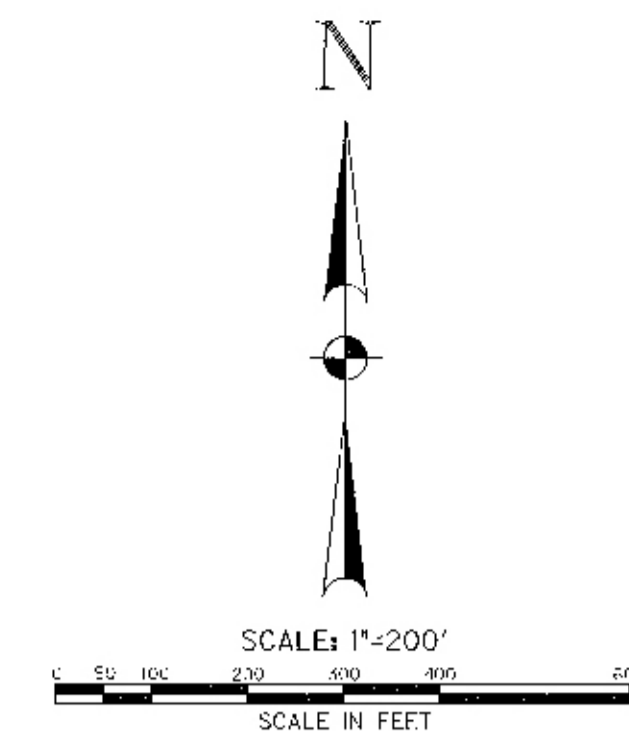


Table with 5 columns: Call No., Bearing, Distance, Deed Bearing, Deed Distance. Lists 63 numbered points with their respective bearings and distances.

Table with 5 columns: Call No., Bearing, Distance, Deed Bearing, Deed Distance. Lists 105 numbered points with their respective bearings and distances.

- LEGEND: RCP REINFORCED CONCRETE PIPE, GSW GAS WELL, FCP FENCE CORNER POST, GPS GAS PIPE LINE SIGN, CMP CORRUGATED METAL PIPE, MB MAIL BOX, TS TRAFFIC SIGN, FOS FIBER OPTIC SIGN, WM WATER METER, FH FIRE HYDRANT, WV WATER VALVE, LP LIGHT POLE, PP POWER POLE, EM ELECTRIC METER, EB ELECTRIC BOX, ANT ANTENNA, COMM COMMUNICATION CELL TOWER, TRS TELEPHONE RISER, HWL HEADWALL, BOLL BOLLARD, E ELECTRICAL OVERHEAD LINE, 1/2" FIR 1/2-INCH FOUND IRON ROD, 1/2" SIR 1/2-INCH S-1 IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HALFF ASSOC. INC."

LAND TITLE SURVEY OF 396.0 ACRE TRACT SITUATED IN THE J.S. THURMOND SURVEY, ABSTRACT NO. 1535 MEP & P.R.R. COMPANY SURVEY, ABSTRACT NO. 1120 J. WILCOX SURVEY, ABSTRACT NO. 1722 Y. SAMORA SURVEY, ABSTRACT NO. 1385 R. GANGARA SURVEY, ABSTRACT NO. 563 TARRANT COUNTY, TEXAS FOR GENERAL LAND OFFICE BY Half Associates

REVISED AS SHOWN, 2-27-2007 REVISED AS SHOWN, 1-12-2007

FILED NOTES
396.0 Acre Tract
Boundary Survey
J.S. Thurmond Survey, Abstract No. 1535
M. Wilcox Survey No. 60 Survey, Abstract No. 1722
Y. Samora Survey, Abstract No. 1385
M.P.R. Co. Survey, Abstract No. 1120
R. Gangara Survey, Abstract No. 563
Tarrant County, Texas



Being a tract of land situated in the J.S. Thurmond Survey, Abstract No. 1535 in the J. Wilcox Survey No. 60 Survey, Abstract No. 1722, the Y. Samora Survey, Abstract No. 1385, the M.P.R. & P. R.R. Co. Survey, Abstract No. 1120, and the R. Gangara Survey, Abstract No. 563, all of Tarrant County, Texas, also being part of that called 99.66 acre tract of land described in deed to Texas Parks and Wildlife Department, as recorded in Volume 6966, Page 478, Deed Records, Tarrant County, Texas (D.R.T.C.T.), also being all that called 3.871 acre tract of land described in deed to Texas Parks and Wildlife Department, as recorded in Volume 6967, Page 1331, D.R.T.C.T., also being all of that called 297,1797 acre tract of land described in deed to the State of Texas acting by and through the Texas Parks and Wildlife Department, as recorded in Volume 6967, Page 1351, D.R.T.C.T. and being more particularly described as follows:

- BEGINNING at a 5/8 inch found iron rod with plastic cap stamped "ANNENBAUM" having NAD 83 (1993) Texas State Plane North Central Zone 4202 grid coordinates north, 1025,481,679 feet, east, 2,280,690,949 feet for the north common corner of said called 3.871 acre tract and said called 297,1797 acre tract, a found axle bears North 14 degrees 09 minutes 41 seconds East, a distance of 0.67 feet, said point also being in the southerly right-of-way line of East Peden Road (a variable width right-of-way line of East Peden Road, a distance of 35.00 feet to a set PK nail for corner in said East Peden Road;
- THENCE North 26 degrees 39 minutes 37 seconds East, departing said southerly right-of-way line of East Peden Road, a distance of 35.00 feet to a set PK nail for corner in said East Peden Road;
- THENCE South 89 degrees 42 minutes 03 seconds East, a distance of 117.16 feet to a 1/2 inch set iron rod with yellow plastic cap stamped "HALFF ASSOC., INC." (hereinafter referred to as "with cap" for corner, said corner being in said East Peden Road and Morris Dido Road (FM 1220) (a variable width right-of-way line;
- THENCE South 44 degrees 15 minutes 15 seconds East, a distance of 272.75 feet to a 1/2 inch set iron rod with cap for corner, said corner in said Morris Dido Road (FM 1220);
- THENCE South 49 degrees 45 minutes 12 seconds East, a distance of 35.00 feet to a 7/8 inch found iron rod with cap for corner, said corner in said called 3.871 acre tract and said called 297,1797 acre tract, said corner also being in the southerly right-of-way line of said Morris Dido Road (FM 1220);
- THENCE South 44 degrees 16 minutes 57 seconds East, along said southerly right-of-way line of FM 1220, a distance of 584.96 feet to a 1/2 inch set iron rod with cap for the beginning of a non-tangent circular curve to the right having a radius of 1,132.71 feet and whose chord bears South 26 degrees 23 minutes 14 seconds East, a distance of 309.08 feet;
- THENCE in a southeasterly direction, along said southerly right-of-way line of FM 1220 and along said circular curve to the right, through a centerline of 15 degrees 41 minutes 00 seconds, an arc distance of 100.65 feet to a 1/2 inch set iron rod with cap for corner;
- THENCE South 28 degrees 32 minutes 04 seconds East, continuing along said southerly right-of-way line of FM 1220, a distance of 1,247.73 feet to a set PK nail for corner in said called 297,1797 acre tract with cap for corner, said corner being in said East Peden Road and said Morris Dido Road (FM 1220);
- THENCE South 62 degrees 24 minutes 20 seconds West, departing said southerly right-of-way line of FM 1220 and along the common line of said called 297,1797 acre tract and said Lake Place tract, a distance of 955.76 feet to a found fence corner post for corner;
- THENCE South 19 degrees 44 minutes 40 seconds West, continuing along said common line of said called 297,1797 acre tract and said Lake Place tract, a distance of 3,715.98 feet to a found fence corner post for corner;
- THENCE South 41 degrees 55 minutes 51 seconds West, continuing along said common line of said called 297,1797 acre tract and said Lake Place tract, a distance of 1,194.58 feet to a 1/2 inch set iron rod with cap for corner for the south common corner of said called 297,1797 acre tract and said Lake Place tract from which a found axle bears South 41 degrees 55 minutes 51 seconds West, a distance of 33.46 feet, said corner also being in the present 649.00 foot Elevation Contour of Eagle Mountain Lake;
- THENCE along said present 649.00 foot Elevation Contour of Eagle Mountain Lake, through the following courses and distances:
- 1. North 41 degrees 47 minutes 55 seconds West, a distance of 103.63 feet to a 1/2 inch set iron rod with cap for corner;
 - 2. North 46 degrees 43 minutes 41 seconds West, a distance of 216.44 feet to a 1/2 inch set iron rod with cap for corner;
 - 3. North 37 degrees 59 minutes 51 seconds West, a distance of 285.57 feet to a 1/2 inch set iron rod with cap for corner;
 - 4. North 25 degrees 47 minutes 36 seconds West, a distance of 211.33 feet to a 1/2 inch set iron rod with cap for corner;
 - 5. North 25 degrees 07 minutes 08 seconds West, a distance of 227.56 feet to a 1/2 inch set iron rod with cap for corner;
 - 6. North 28 degrees 46 minutes 51 seconds West, a distance of 365.79 feet to a 1/2 inch set iron rod with cap for corner;
 - 7. North 01 degree 41 minutes 29 seconds West, a distance of 247.86 feet to a 1/2 inch set iron rod with cap for corner;
 - 8. North 11 degrees 07 minutes 29 seconds East, a distance of 298.79 feet to a 1/2 inch set iron rod with cap for corner;
 - 9. North 05 degrees 50 minutes 57 seconds East, a distance of 402.01 feet to a 1/2 inch set iron rod with cap for corner;
 - 10. North 02 degrees 43 minutes 21 seconds East, a distance of 249.06 feet to a 1/2 inch set iron rod with cap for corner;
 - 11. North 15 degrees 23 minutes 18 seconds West, a distance of 453.39 feet to a 1/2 inch set iron rod with cap for corner;
 - 12. South 70 degrees 41 minutes 00 seconds East, a distance of 321.16 feet to a 1/2 inch set iron rod with cap for corner from which a 5/8 inch found iron rod bears North 83 degrees 20 minutes 51 seconds West, a distance of 3.21 feet;
 - 13. North 23 degrees 46 minutes 43 seconds East, a distance of 183.94 feet to a 1/2 inch set iron rod with cap for corner;
 - 14. North 15 degrees 31 minutes 36 seconds East, a distance of 353.26 feet to a 1/2 inch set iron rod with cap for corner from which a 5/8 inch found iron rod bears North 70 degrees 19 minutes 36 seconds East, a distance of 4.71 feet;
 - 15. North 18 degrees 35 minutes 26 seconds West, a distance of 554.74 feet to a 1/2 inch set iron rod with cap for corner;
 - 16. North 54 degrees 54 minutes 02 seconds East, a distance of 181.47 feet to a 1/2 inch set iron rod with cap for corner from which a 5/8 inch found iron rod bears North 86 degrees 26 minutes 19 seconds East, a distance of 1.19 feet;
 - 17. North 10 degrees 56 minutes 38 seconds East, a distance of 176.97 feet to a 1/2 inch set iron rod with cap for corner;
 - 18. North 50 degrees 24 minutes 19 seconds West, a distance of 51.24 feet to a 1/2 inch set iron rod with cap for corner;
 - 19. North 58 degrees 26 minutes 46 seconds East, a distance of 66.56 feet to a 1/2 inch set iron rod with cap for corner from which a 5/8 inch found iron rod bears North 02 degrees 50 minutes 06 seconds West, a distance of 2.18 feet;
 - 20. North 32 degrees 21 minutes 28 seconds East, a distance of 58.58 feet to a 1/2 inch set iron rod with cap for corner from which a 5/8 inch found iron rod bears North 57 degrees 17 minutes 07 seconds West, a distance of 1.84 feet;
 - 21. North 16 degrees 52 minutes 31 seconds East, a distance of 160.00 feet to a 1/2 inch set iron rod with cap for corner;
 - 22. North 47 degrees 27 minutes 34 seconds East, a distance of 28.62 feet to a 1/2 inch set iron rod with cap for corner;
 - 23. North 18 degrees 25 minutes 09 seconds East, a distance of 39.60 feet to a 1/2 inch set iron rod with cap for corner;
 - 24. North 57 degrees 44 minutes 18 seconds East, a distance of 83.93 feet to a 1/2 inch set iron rod with cap for corner;
 - 25. North 74 degrees 42 minutes 14 seconds East, a distance of 167.15 feet to a 1/2 inch set iron rod with cap for corner;
 - 26. South 46 degrees 02 minutes 43 seconds East, a distance of 70.36 feet to a 1/2 inch set iron rod with cap for corner;
 - 27. North 83 degrees 28 minutes 38 seconds East, a distance of 101.90 feet to a 1/2 inch set iron rod with cap for corner;
 - 28. North 51 degrees 32 minutes 59 seconds East, a distance of 43.92 feet to a 1/2 inch set iron rod with cap for corner;
 - 29. South 72 degrees 43 minutes 20 seconds East, a distance of 306.90 feet to a 5/8 inch found iron rod with cap for corner;
 - 30. North 88 degrees 05 minutes 46 seconds East, a distance of 149.39 feet to a 1/2 inch set iron rod with cap for corner;
 - 31. South 58 degrees 29 minutes 55 seconds East, a distance of 234.02 feet to a 1/2 inch set iron rod with cap for corner;
 - 32. South 37 degrees 21 minutes 14 seconds East, a distance of 76.37 feet to a 1/2 inch set iron rod with cap for corner;

- 33. South 26 degrees 53 minutes 18 seconds East, a distance of 254.37 feet to a 1/2 inch set iron rod with cap for corner;
- 34. South 37 degrees 48 minutes 53 seconds East, a distance of 103.03 feet to a 1/2 inch set iron rod with cap for corner;
- 35. South 29 degrees 39 minutes 39 seconds East, a distance of 144.79 feet to a 1/2 inch set iron rod with cap for corner;
- 36. North 10 degrees 03 minutes 20 seconds West, a distance of 120.14 feet to a 1/2 inch set iron rod with cap for corner;
- 37. North 44 degrees 49 minutes 12 seconds East, a distance of 49.70 feet to a 1/2 inch set iron rod with cap for corner;
- 38. North 57 degrees 31 minutes 30 seconds West, a distance of 84.87 feet to a 1/2 inch set iron rod with cap for corner;
- 39. North 39 degrees 22 minutes 47 seconds West, a distance of 81.02 feet to a 1/2 inch set iron rod with cap for corner;
- 40. North 17 degrees 39 minutes 01 second West, a distance of 135.76 feet to a 1/2 inch set iron rod with cap for corner;
- 41. North 22 degrees 56 minutes 57 seconds West, a distance of 172.23 feet to a 1/2 inch set iron rod with cap for corner;
- 42. North 79 degrees 31 minutes 29 seconds East, a distance of 95.64 feet to a 1/2 inch set iron rod with cap for corner;
- 43. North 01 degree 39 minutes 05 seconds East, a distance of 152.95 feet to a 1/2 inch set iron rod with cap for corner;
- 44. South 81 degrees 12 minutes 57 seconds West, a distance of 34.36 feet to a 1/2 inch set iron rod with cap for corner;
- 45. North 02 degrees 08 minutes 47 seconds East, a distance of 67.47 feet to a 1/2 inch set iron rod with cap for corner;
- 46. North 50 degrees 59 minutes 51 seconds West, a distance of 68.78 feet to a 1/2 inch set iron rod with cap for corner;
- 47. South 78 degrees 48 minutes 57 seconds West, a distance of 52.26 feet to a 1/2 inch set iron rod with cap for corner;
- 48. North 50 degrees 27 minutes 02 seconds West, a distance of 62.58 feet to a 1/2 inch set iron rod with cap for corner;
- 49. North 51 degrees 24 minutes 37 seconds East, a distance of 64.10 feet to a 1/2 inch set iron rod with cap for corner;
- 50. North 51 degrees 16 minutes 12 seconds West, a distance of 40.78 feet to a 1/2 inch set iron rod with cap for corner;
- 51. North 43 degrees 47 minutes 51 seconds East, a distance of 64.25 feet to a 1/2 inch set iron rod with cap for corner;
- 52. South 72 degrees 24 minutes 45 seconds West, a distance of 130.14 feet to a 1/2 inch set iron rod with cap for corner;
- 53. North 36 degrees 11 minutes 41 seconds West, a distance of 248.16 feet to a 1/2 inch set iron rod with cap for corner;
- 54. North 56 degrees 41 minutes 16 seconds West, a distance of 210.28 feet to a 1/2 inch set iron rod with cap for corner;
- 55. North 19 degrees 00 minutes 20 seconds West, a distance of 188.28 feet to a 1/2 inch set iron rod with cap for corner;
- 56. North 61 degrees 09 minutes 30 seconds East, a distance of 122.89 feet to a 1/2 inch set iron rod with cap for corner from which a 5/8 inch found iron rod bears North 03 degrees 30 minutes 13 seconds West, a distance of 4.86 feet;
- 57. South 85 degrees 03 minutes 09 seconds East, a distance of 102.36 feet to a 1/2 inch set iron rod with cap for corner;
- 58. South 64 degrees 09 minutes 10 seconds East, a distance of 89.09 feet to a 1/2 inch set iron rod with cap for corner from which a 5/8 inch found iron rod bears North 04 degrees 46 minutes 14 seconds West, a distance of 3.49 feet;
- 59. North 09 degrees 30 minutes 33 seconds West, a distance of 44.96 feet to a 1/2 inch set iron rod with cap for corner;
- 60. North 42 degrees 18 minutes 01 second East, a distance of 94.24 feet to a 1/2 inch set iron rod with cap for corner from which a 5/8 inch found iron rod bears North 74 degrees 45 minutes 53 seconds West, a distance of 2.28 feet;
- 61. North 08 degrees 57 minutes 26 seconds West, a distance of 67.02 feet to a 1/2 inch set iron rod with cap for corner;
- 62. North 43 degrees 22 minutes 32 seconds East, a distance of 45.00 feet to a 1/2 inch set iron rod with cap for corner from which a 5/8 inch found iron rod bears North 74 degrees 54 minutes 51 seconds West, a distance of 1.22 feet;
- 63. North 06 degrees 25 minutes 07 seconds West, a distance of 75.81 feet to a 1/2 inch set iron rod with cap for corner;
- 64. North 20 degrees 13 minutes 46 seconds East, a distance of 73.54 feet to a 1/2 inch set iron rod with cap for corner;
- 65. North 13 degrees 19 minutes 29 seconds East, a distance of 242.96 feet to a 1/2 inch set iron rod with cap for corner from which a 5/8 inch found iron rod bears North 17 degrees 49 minutes 42 seconds West, a distance of 5.74 feet;
- 66. North 88 degrees 58 minutes 28 seconds East, a distance of 99.23 feet to a 1/2 inch set iron rod with cap for corner;
- 67. South 84 degrees 07 minutes 09 seconds East, a distance of 89.59 feet to a 1/2 inch set iron rod with cap for corner;
- 68. South 36 degrees 07 minutes 10 seconds East, a distance of 110.13 feet to a 1/2 inch set iron rod with cap for corner;
- 69. South 19 degrees 13 minutes 32 seconds East, a distance of 218.19 feet to a 1/2 inch set iron rod with cap for corner;
- 70. North 57 degrees 31 minutes 53 seconds West, a distance of 165.94 feet to a 1/2 inch set iron rod with cap for corner;
- 71. North 01 degree 10 minutes 34 seconds West, a distance of 38.29 feet to a 1/2 inch set iron rod with cap for corner;
- 72. North 67 degrees 21 minutes 31 seconds West, a distance of 67.96 feet to a 1/2 inch set iron rod with cap for corner;
- 73. North 33 degrees 26 minutes 06 seconds West, a distance of 77.19 feet to a 1/2 inch set iron rod with cap for corner from which a 5/8 inch found iron rod bears South 36 degrees 49 minutes 01 second West, a distance of 4.37 feet;
- 74. North 50 degrees 57 minutes 53 seconds West, a distance of 76.26 feet to a 1/2 inch set iron rod with cap for corner;
- 75. North 19 degrees 58 minutes 21 second East, a distance of 83.55 feet to a 1/2 inch set iron rod with cap for corner;
- 76. North 69 degrees 19 minutes 23 seconds East, a distance of 53.03 feet to a 1/2 inch set iron rod with cap for corner;
- 77. North 48 degrees 23 minutes 35 seconds West, a distance of 25.18 feet to a 1/2 inch set iron rod with cap for corner;
- 78. North 11 degrees 16 minutes 32 seconds West, a distance of 76.92 feet to a 1/2 inch set iron rod with cap for corner;
- 79. North 25 degrees 52 minutes 40 seconds East, a distance of 98.36 feet to a 1/2 inch set iron rod with cap for corner from which a 5/8 inch found iron rod bears North 65 degrees 17 minutes 51 seconds West, a distance of 0.66 feet;
- 80. South 54 degrees 37 minutes 13 seconds West, a distance of 137.92 feet to a 1/2 inch set iron rod with cap for corner;
- 81. South 01 degree 06 minutes 13 seconds West, a distance of 72.16 feet to a 1/2 inch set iron rod with cap for corner;
- 82. South 28 degrees 11 minutes 09 seconds West, a distance of 85.95 feet to a 1/2 inch set iron rod with cap for corner;
- 83. South 74 degrees 21 minutes 07 seconds West, a distance of 74.06 feet to a found axle for the south common corner of said called 99.66 acre tract and said called 297,1797 acre tract;
- 84. South 84 degrees 04 minutes 55 seconds West, a distance of 23.31 feet to a 1/2 inch set iron rod with cap for corner;
- 85. North 74 degrees 26 minutes 28 seconds West, a distance of 163.16 feet to a 1/2 inch set iron rod with cap for corner;
- 86. North 21 degrees 26 minutes 15 seconds West, a distance of 159.15 feet to a 1/2 inch set iron rod with cap for corner;
- 87. South 27 degrees 39 minutes 14 seconds West, a distance of 236.11 feet to a 1/2 inch set iron rod with cap for corner;
- 88. South 56 degrees 16 minutes 41 seconds West, a distance of 166.93 feet to a 1/2 inch set iron rod with cap for corner;

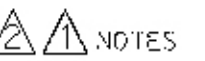
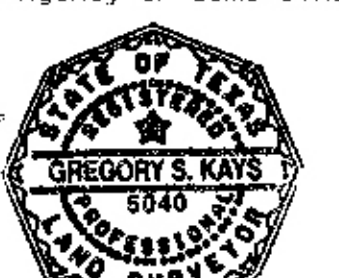
- 89. South 82 degrees 30 minutes 42 seconds West, a distance of 112.53 feet to a 1/2 inch set iron rod with cap for corner;
 - 90. North 50 degrees 54 minutes 52 seconds West, a distance of 134.07 feet to a 1/2 inch set iron rod with cap for corner;
 - 91. North 50 degrees 12 minutes 51 seconds West, a distance of 126.73 feet to a 1/2 inch set iron rod with cap for corner;
 - 92. South 57 degrees 34 minutes 13 seconds West, a distance of 132.85 feet to a 1/2 inch set iron rod with cap for corner;
 - 93. South 31 degrees 53 minutes 40 seconds West, a distance of 150.45 feet to a 1/2 inch set iron rod with cap for corner;
 - 94. South 50 degrees 32 minutes 28 seconds West, a distance of 99.66 feet to a 1/2 inch set iron rod with cap for corner;
 - 95. North 14 degrees 46 minutes 25 seconds West, a distance of 101.76 feet to a 1/2 inch set iron rod with cap for corner;
 - 96. North 07 degrees 12 minutes 44 seconds West, a distance of 130.67 feet to a 1/2 inch set iron rod with cap for corner;
 - 97. North 03 degrees 19 minutes 59 seconds East, a distance of 259.44 feet to a 1/2 inch set iron rod with cap for corner;
 - 98. North 05 degrees 35 minutes 41 seconds East, a distance of 154.70 feet to a 1/2 inch set iron rod with cap for corner;
 - 99. North 19 degrees 18 minutes 33 seconds West, a distance of 195.28 feet to a 1/2 inch set iron rod with cap for corner;
 - 100. North 38 degrees 42 minutes 07 seconds West, a distance of 170.55 feet to a 1/2 inch set iron rod with cap for corner;
 - 101. North 36 degrees 37 minutes 30 seconds West, a distance of 222.12 feet to a 1/2 inch set iron rod with cap for corner;
 - 102. North 48 degrees 35 minutes 31 seconds West, a distance of 360.13 feet to a 1/2 inch set iron rod with cap for corner;
 - 103. North 43 degrees 32 minutes 51 seconds West, a distance of 445.57 feet to a 1/2 inch set iron rod with cap for corner;
 - 104. North 57 degrees 38 minutes 06 seconds West, a distance of 143.85 feet to a 1/2 inch set iron rod with cap for corner;
 - 105. North 58 degrees 34 minutes 52 seconds West, a distance of 225.55 feet to a 1/2 inch set iron rod with cap for corner for the most westerly southwest corner of said called 99.66 acre tract of land, said corner also being in the southerly right-of-way line of that tract of land described in deed to Milton H. Harley and wife, Michael Moore, as recorded in Volume 9076, Page 1243, D.R.T.C.T. from which a 5/8 inch found iron rod bears South 18 degrees 30 minutes 41 seconds West, a distance of 45.45 feet;
- THENCE North 18 degrees 50 minutes 47 seconds East, departing said present 649.00 foot Elevation Contour of Eagle Mountain Lake and along the common line of said called 99.66 acre tract and said Moore tract, a distance of 1,068.57 feet to a 1/2 inch found iron rod for corner;
- THENCE North 60 degrees 37 minutes 11 seconds East, continuing along the common line of said called 99.66 acre tract and said Moore tract, a distance of 36.06 feet to a 1/2 inch set iron rod with cap for corner for the north common corner of said called 99.66 acre tract and said Moore tract, said corner also being in the southerly right-of-way line of said East Peden Road;
- THENCE South 63 degrees 55 minutes 35 seconds East, departing said common line of said called 99.66 acre tract and said Moore tract and along said southerly right-of-way line of East Peden Road, a distance of 164.81 feet to a 3/8 inch found iron rod for corner;
- THENCE South 56 degrees 27 minutes 54 seconds East, continuing along said southerly right-of-way line of East Peden Road, a distance of 1,704.02 feet to a found fence corner post for corner having NAD 83 (1993) Texas State Plane North Central Zone 4202 grid coordinates north, 2,279,575.744 feet, east, 2,279,575.744 feet;
- THENCE North 89 degrees 35 minutes 25 seconds East, along the aforementioned southerly right-of-way line of East Peden Road, a distance of 1,115.41 feet to the POINT OF BEGINNING and CONTAINING 17,456.94 square feet or 0.3939 acres of land, more or less, of which 0.3319 acres lie within the right-of-way of said East Peden Road and said Morris Dido Road (FM 1220) and being described as follows:
- Right-of-way tract:
- Being a tract of land situated in the J. Wilcox Survey No. 60 Survey, Abstract No. 1722, Tarrant County, Texas, being part of that called 3.871 acre tract of land described in deed to Texas Parks and Wildlife Department, as recorded in Volume 6967, Page 1351, Deed Records, Tarrant County, Texas (D.R.T.C.T.), and being more particularly described as follows:
- BEGINNING at a 5/8 inch found iron rod with plastic cap stamped "ANNENBAUM" for the north common corner of that called 99.66 acre tract of land described in deed to Texas Parks and Wildlife Department, as recorded in Volume 6966, Page 478, D.R.T.C.T. and said called 3.871 acre tract from which a found axle bears North 14 degrees 09 minutes 41 seconds East, a distance of 0.67 feet, said point also being in the southerly right-of-way line of East Peden Road (a variable width right-of-way line);
- THENCE North 26 degrees 39 minutes 37 seconds East, departing said southerly right-of-way line of East Peden Road, a distance of 35.00 feet to a set PK nail for corner in said East Peden Road;
- THENCE South 89 degrees 42 minutes 03 seconds East, a distance of 117.16 feet to a 1/2 inch set iron rod with yellow plastic cap stamped "HALFF ASSOC., INC." (hereinafter referred to as "with cap" for corner, said corner being in said East Peden Road and Morris Dido Road (FM 1220) (a variable width right-of-way line);
- THENCE South 44 degrees 15 minutes 15 seconds East, a distance of 272.75 feet to a 1/2 inch set iron rod with cap for corner in said Morris Dido Road (FM 1220);
- THENCE South 49 degrees 45 minutes 12 seconds East, a distance of 35.00 feet to a 7/8 inch found iron rod with cap for corner from which a 5/8 inch found iron rod bears North 74 degrees 54 minutes 51 seconds West, a distance of 1.22 feet;
- THENCE South 44 degrees 16 minutes 57 seconds East, along said southerly right-of-way line of FM 1220, a distance of 584.96 feet to a 1/2 inch set iron rod with cap for the beginning of a non-tangent circular curve to the right having a radius of 1,132.71 feet and whose chord bears South 26 degrees 23 minutes 14 seconds East, a distance of 309.08 feet;
- THENCE in a southeasterly direction, along said southerly right-of-way line of FM 1220 and along said circular curve to the right, through a centerline of 15 degrees 41 minutes 00 seconds, an arc distance of 100.65 feet to a 1/2 inch set iron rod with cap for corner;
- THENCE South 28 degrees 32 minutes 04 seconds East, continuing along said common line of said called 297,1797 acre tract and said Lake Place tract, a distance of 3,715.98 feet to a found fence corner post for corner;
- THENCE South 41 degrees 55 minutes 51 seconds West, continuing along said common line of said called 297,1797 acre tract and said Lake Place tract, a distance of 1,194.58 feet to a 1/2 inch set iron rod with cap for corner for the south common corner of said called 297,1797 acre tract and said Lake Place tract from which a found axle bears South 41 degrees 55 minutes 51 seconds West, a distance of 33.46 feet, said corner also being in the present 649.00 foot Elevation Contour of Eagle Mountain Lake;
- THENCE along said present 649.00 foot Elevation Contour of Eagle Mountain Lake, through the following courses and distances:
- 1. North 41 degrees 47 minutes 55 seconds West, a distance of 103.63 feet to a 1/2 inch set iron rod with cap for corner;
 - 2. North 46 degrees 43 minutes 41 seconds West, a distance of 216.44 feet to a 1/2 inch set iron rod with cap for corner;
 - 3. North 37 degrees 59 minutes 51 seconds West, a distance of 285.57 feet to a 1/2 inch set iron rod with cap for corner;
 - 4. North 25 degrees 47 minutes 36 seconds West, a distance of 211.33 feet to a 1/2 inch set iron rod with cap for corner;
 - 5. North 25 degrees 07 minutes 08 seconds West, a distance of 227.56 feet to a 1/2 inch set iron rod with cap for corner;
 - 6. North 28 degrees 46 minutes 51 seconds West, a distance of 365.79 feet to a 1/2 inch set iron rod with cap for corner;
 - 7. North 01 degree 41 minutes 29 seconds West, a distance of 247.86 feet to a 1/2 inch set iron rod with cap for corner;
 - 8. North 11 degrees 07 minutes 29 seconds East, a distance of 298.79 feet to a 1/2 inch set iron rod with cap for corner;
 - 9. North 05 degrees 50 minutes 57 seconds East, a distance of 402.01 feet to a 1/2 inch set iron rod with cap for corner;
 - 10. North 02 degrees 43 minutes 21 seconds East, a distance of 249.06 feet to a 1/2 inch set iron rod with cap for corner;
 - 11. North 15 degrees 23 minutes 18 seconds West, a distance of 453.39 feet to a 1/2 inch set iron rod with cap for corner;
 - 12. South 70 degrees 41 minutes 00 seconds East, a distance of 321.16 feet to a 1/2 inch set iron rod with cap for corner from which a 5/8 inch found iron rod bears North 83 degrees 20 minutes 51 seconds West, a distance of 3.21 feet;
 - 13. North 23 degrees 46 minutes 43 seconds East, a distance of 183.94 feet to a 1/2 inch set iron rod with cap for corner;
 - 14. North 15 degrees 31 minutes 36 seconds East, a distance of 353.26 feet to a 1/2 inch set iron rod with cap for corner from which a 5/8 inch found iron rod bears North 70 degrees 19 minutes 36 seconds East, a distance of 4.71 feet;
 - 15. North 18 degrees 35 minutes 26 seconds West, a distance of 554.74 feet to a 1/2 inch set iron rod with cap for corner;
 - 16. North 54 degrees 54 minutes 02 seconds East, a distance of 181.47 feet to a 1/2 inch set iron rod with cap for corner from which a 5/8 inch found iron rod bears North 86 degrees 26 minutes 19 seconds East, a distance of 1.19 feet;
 - 17. North 10 degrees 56 minutes 38 seconds East, a distance of 176.97 feet to a 1/2 inch set iron rod with cap for corner;
 - 18. North 50 degrees 24 minutes 19 seconds West, a distance of 51.24 feet to a 1/2 inch set iron rod with cap for corner;
 - 19. North 58 degrees 26 minutes 46 seconds East, a distance of 66.56 feet to a 1/2 inch set iron rod with cap for corner from which a 5/8 inch found iron rod bears North 02 degrees 50 minutes 06 seconds West, a distance of 2.18 feet;
 - 20. North 32 degrees 21 minutes 28 seconds East, a distance of 58.58 feet to a 1/2 inch set iron rod with cap for corner from which a 5/8 inch found iron rod bears North 57 degrees 17 minutes 07 seconds West, a distance of 1.84 feet;
 - 21. North 16 degrees 52 minutes 31 seconds East, a distance of 160.00 feet to a 1/2 inch set iron rod with cap for corner;
 - 22. North 47 degrees 27 minutes 34 seconds East, a distance of 28.62 feet to a 1/2 inch set iron rod with cap for corner;
 - 23. North 18 degrees 25 minutes 09 seconds East, a distance of 39.60 feet to a 1/2 inch set iron rod with cap for corner;
 - 24. North 57 degrees 44 minutes 18 seconds East, a distance of 83.93 feet to a 1/2 inch set iron rod with cap for corner;
 - 25. North 74 degrees 42 minutes 14 seconds East, a distance of 167.15 feet to a 1/2 inch set iron rod with cap for corner;
 - 26. South 46 degrees 02 minutes 43 seconds East, a distance of 70.36 feet to a 1/2 inch set iron rod with cap for corner;
 - 27. North 83 degrees 28 minutes 38 seconds East, a distance of 101.90 feet to a 1/2 inch set iron rod with cap for corner;
 - 28. North 51 degrees 32 minutes 59 seconds East, a distance of 43.92 feet to a 1/2 inch set iron rod with cap for corner;
 - 29. South 72 degrees 43 minutes 20 seconds East, a distance of 306.90 feet to a 5/8 inch found iron rod with cap for corner;
 - 30. North 88 degrees 05 minutes 46 seconds East, a distance of 149.39 feet to a 1/2 inch set iron rod with cap for corner;
 - 31. South 58 degrees 29 minutes 55 seconds East, a distance of 234.02 feet to a 1/2 inch set iron rod with cap for corner;
 - 32. South 37 degrees 21 minutes 14 seconds East, a distance of 76.37 feet to a 1/2 inch set iron rod with cap for corner;



SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor (the "Surveyor") hereby certifies to the Texas General Land Office, Texas Parks and Wildlife Department, State of Texas, the Tarrant Regional Water District and First American Title Insurance Company that (a) this set of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property ("the Property") described in the field notes of this plat of survey; (b) such survey was conducted by the Surveyor or under his direction; (c) all monuments shown hereon actually existed on the date of survey, and the location, size and type of material thereon are correctly shown (d) except as shown hereon, there are no observable encroachments on to the Property or observable protrusions therefrom; there are no observable improvements on the Property, there are no observable easements or right-of-way either burdening or benefiting the Property, and there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, if any, are as shown hereon; (f) the Property has apparent access to and from a public roadway; (g) recorded easements listed in the Commitment of No. 0633126200, dated September 26, 2006, have been located and plotted hereon, unless otherwise noted; (h) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the Manual of Practice for Land Surveying in Texas (1999) for a Category "IA", Condition "II", Urban Survey; (i) by graphical plotting the parcel described hereon lies within Zone "X" (unshaded), Zone "X" (shaded) and Zone "AE", as delineated on the Tarrant County, Texas Flood Insurance Rate Map, Panel Number 48439C0140 II and 48439C0130 II, both dated August 2, 1995, as published by the Federal Emergency Management Agency Zone "X" (unshaded) is defined as "Areas determined to be outside 500-year floodplains"; Zone "X" (shaded) is defined as "Areas of 500-year flood areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile and areas protected by levees from 100-year flood"; Zone "AE" is defined as "Base flood elevations determined"; The Surveyor utilized the above referenced flood plain information for this determination and the Surveyor does not certify that revised flood plain information has or has not been published by the Federal Emergency Management Agency or some other source.

Gregory S. Kays
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 5040



NOTES

- The Basis of Bearing is the North American Datum of 1983, Texas Coordinate System, North Central Zone as established by static GPS observations utilizing NGS Continuously Operating Reference Stations (CORS) Control Monuments: WEATHERFORD TX, DECATUR TX, and SAGINAW TX, All bearings are grid bearings. All distances are surface distances. Combined Scale Factor for the Point of Beginning: 0.99943438. Convergence angle at the Point of Beginning is 1.00 degrees 33 minutes 18.07 seconds as computed by Corpcorp for Windows Version 6.0.
- The 649.00 foot Elevation Contour of Eagle Mountain Lake referenced in Deed Recorded in Volume 1106, Page 459, Deed Records, Tarrant County, Texas as provided by Rick Carrico with the Tarrant Regional Water District and First American Title Insurance Company.
- The benchmark utilized for the determination of the 649.00 foot Elevation Contour is a cut square on top of a concrete wingwall at the southwest corner of the Morris Dido Network Bridge over Indian Creek Slough, Elevation 657.03. Data: NGS 0209.
- Easement granted by William Fleming to Texas Electric Service Company, as recorded in Volume 1296, Page 627, Deed Records, Tarrant County, Texas (D.R.T.C.T.) does not affect the subject property.
- Right of way easement granted by W.M. Fleming, as recorded in Volume 3212, Page 654, D.R.T.C.T., does not affect the subject property.
- Easement for 60' license to transport water to Homer D. Orr, evidenced in Volume 4991, Page 295, D.R.T.C.T. could not be located.
- Mineral Estate and Interest, as recorded in Volume 4991, Page 295, D.R.T.C.T., affects the subject property.
- Mineral Estate and Interest, as recorded in Volume 6967, Page 1335, Volume 6995, Page 417, D.R.T.C.T., and County Clerk's Document I204468076 of D.R.T.C.T. affects the subject property.
- Mineral Lease, as recorded in County Clerk's Document Number D204094139, D.R.T.C.T., affects the subject property.
- Mineral Lease, as recorded in County Clerk's Document Number D204060044, D.R.T.C.T., affects the subject property.
- Terms, provisions and conditions, as recorded in Volume 1106, Page 459 do not affect the subject property.

Tarrant County Water Control and Improvement District No. One (Vol. 1106, Page 459) Calls start from South End of Subject Property

Call No.	Bearing	Distance
1	N51°07'W	202.3'
2	N34°12'W	235.65'
3	N36°24'W	226.2'
4	N30°47'W	194'
5	N30°13'	