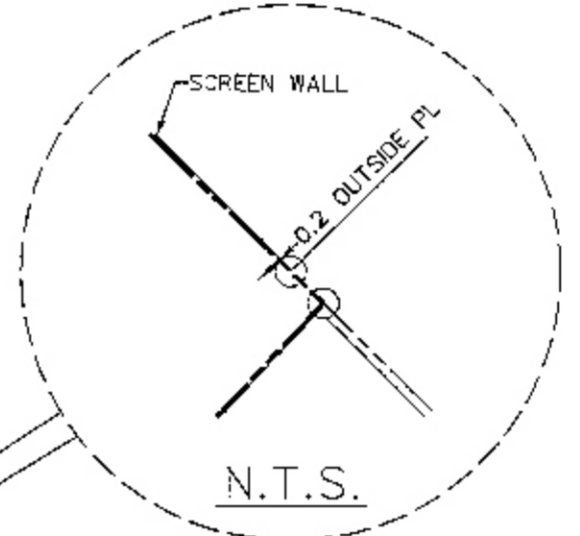


LOCATION MAP
N.T.S.



LEGAL DESCRIPTION

BEING A 1.588 acre tract of land situated in the city of Terrell, Kaufman County, Texas, being further located in the R. B. Redding Survey, Abstract Number 417, and being a part of Block 590 of the Revised Map of Terrell, Kaufman County, Texas, as recorded in Volume 1, Page 1, Plat Records Kaufman County, Texas (P.R.K.C.T.), and being a part of that tract of land described in Warranty Deed to the State of Texas, as recorded in Volume 1075, Page 350 in the Deed Records of Kaufman County, Texas (D.R.K.C.T.) and being more particularly described as follows:

COMMENCING at a 1/2-inch found iron rod for the east corner of said State of Texas tract on the northwest right-of-way line of Ninth Street (a 50 foot wide right-of-way) and being also the south corner of a tract of land described to Fulgencio Vega and wife, Judith Vega, as recorded in Volume 1051, Page 611, D.R.K.C.T.;

THENCE North 45 degrees 30 minutes 03 seconds West, departing said northwest right-of-way line and along the southwest line of said Vega tract, a distance of 158.41 feet to a 1/2-inch set iron rod with a yellow plastic cap stamped "HALFF ASSOC INC" (hereinafter referred to as "with cap") for the POINT OF BEGINNING;

THENCE South 42 degrees 49 minutes 51 seconds West, departing said Vega southwest line, a distance of 117.18 feet to a 1/2-inch set iron rod with cap for corner on the northeast line of Block 5 of Terrell Terrace, an addition to the City of Terrell, as recorded in Volume 185, Page 340, P.R.K.C.T.;

THENCE North 46 degrees 27 minutes 26 seconds West, along the northeast line of said Terrell Terrace, at a distance of 88.84 feet passing a 1/2-inch found iron rod at 0.13 feet left, at a distance of 392.06 feet passing a 1 1/2-inch found iron pipe, at 538.28 feet passing a 1/2-inch found iron rod on the south right-of-way line of 11th Street as dedicated by said Terrell Terrace addition, in all a total distance of 589.65 feet to the west corner of said State of Texas tract and being on the westerly southeast line of the Replat of Part of Wilson Terrace No. 2, an addition to the City of Terrell, as recorded in Cabinet 1, Page 621, P.R.K.C.T., from which a 1/2-inch found iron rod bears North 56 degrees 48 minutes 54 seconds East, a distance of 0.88 feet;

THENCE North 44 degrees 09 minutes 05 seconds East, along said westerly southeast addition line, a distance of 116.22 feet to a 1/2-inch found iron rod with a MLM 2617 cap for the north corner of said State of Texas tract and being also the west corner of Tower Place Addition, an addition to the City of Terrell, as recorded in Cabinet 2, Page 640, P.R.K.C.T.;

THENCE South 46 degrees 45 minutes 16 seconds East, departing said westerly southeast addition line and along the northerly southwest line of said Tower Place Addition, at a distance of 20.00 feet passing a 1/2-inch found iron rod with a "MLM 2617" cap for the east corner of a 20.00 feet wide water and wastewater easement as recorded in Volume 2553, page 385, D.R.K.C.T., at a distance of 46.99 feet passing a found P.K.Nail, at a distance of 99.99 feet passing a 1/2-inch found iron rod with a "MLM 2617" cap, at a distance of 152.99 feet passing a 1/2-inch found iron rod with a "MLM 2617" cap, at a distance of 205.99 feet passing a 1/2-inch found iron rod with a "MLM 2617" cap, at a distance of 311.99 feet passing a 1/2-inch found iron rod with a "MLM 2617" cap, at a distance of 354.99 feet passing a 1/2-inch found iron rod with a "MLM 2617" cap, at a distance of 417.99 feet passing a 1/2-inch found iron rod with a "MLM 2617" cap, at a distance of 470.99 feet passing a 1/2-inch found iron rod with a "MLM 2617" cap, in all a total distance of 491.34 feet to a 1/2-inch found iron rod with MLM 2617 cap for corner;

THENCE South 45 degrees 30 minutes 14 seconds East, continuing along said southwest addition line, at a distance of 32.58 feet passing a 1/2-inch found iron rod with a "MLM 2617" cap, in all a total distance of 89.70 feet to a 1/2-inch found iron rod for the easterly southwest corner of said Tower Place Addition and being the west corner of said Vega tract;

THENCE South 45 degrees 30 minutes 03 seconds East, departing said addition line and along the southwest line of said Vega tract, a distance of 5.93 feet to the POINT OF BEGINNING AND CONTAINING 69,175 square feet or 1.588 acres of land, more or less.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor (the "Surveyor") hereby certifies to Texas General Land Office and Fidelity National Title Insurance Company that (a) this plat 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 on 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 thereof 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 rights-of-way either burdening or benefiting the Property, and there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the Property has apparent access to and from a public roadway; (f) recorded easements listed in Title Commitment GF No. 07-195489, effective date February 22, 2007 have been labeled and plotted hereon, unless otherwise noted; (g) 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 1A, Condition II, Urban Survey; (h) By graphical plotting, the parcel described hereon lies within "Other Areas Zone X" (unshaded) as delineated on the City of City of Terrell, Texas, Kaufman County, Texas Flood Insurance Rate Map, Panel Number 4B0416 0005 B, dated March 4, 1996, as published by the Federal Emergency Management Agency. "Other Areas Zone X" (unshaded) is defined as "Areas determined to be outside 500-year floodplain." 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.

Raul Wong May 21, 2007
RAUL WONG, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 2958



BOUNDARY SURVEY
1.588 ACRE TRACT

SITUATED IN THE
R. B. REDDING SURVEY, ABSTRACT NO. 417
CITY OF TERRELL, KAUFMAN COUNTY, TEXAS

FOR
GENERAL LAND OFFICE

PREPARED BY

Half Associates
ENGINEERS • ARCHITECTS • SCIENTISTS • PLANNERS • SURVEYORS
8616 NORTHWEST PLAZA DR. ~ DALLAS, TEXAS ~ 75225
SCALE: 1"=50' (2141346-6200) AVG. 23262-W006 MAY, 2007

LEGEND:

SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEANOUT
FCP	FENCE CORNER POST
FGP	FENCE GATE POST
PP	POWER POLE
GW	GUY WIRE
WV	WATER VALVE
WM	WATER METER
ICV	IRRIGATION CONTROL VALVE
TRS	TELEPHONE RISER
BOLL	BOLLARD
OE	OVERHEAD ELECTRIC
BW	BARB WIRE FENCE
CL	CHAIN LINK FENCE
CM	CONTROL MONUMENT
1/2" SIR	1/2-INCH SET IRON ROD WITH CAP
W/CAP	STAMPED "HALFF ASSOC. INC."
1/2" FIR	1/2" FOUND IRON ROD
FIP	FOUND IRON PIPE
1/2" FIR W/CAP	1/2-INCH FOUND IRON ROD WITH YELLOW PLASTIC CAP STAMPED "MLM 2617"
D.R.K.C.T.	DEED RECORDS KAUFMAN COUNTY, TEXAS
P.R.K.C.T.	PLAT RECORDS KAUFMAN COUNTY, TEXAS
N.T.S.	NOT TO SCALE

The Basis of Bearing is the North American Datum of 1983, Texas State Plane Coordinate System, North Central Zone 4202, as established by static GPS observations utilizing NGS Continuously Operated Reference Stations (CORS) (2002) Control Monuments: DALLAS (TXDA) PID No. DG4079, KAUFMAN (TXKA) PID No. DG4082, and COLLIN (TXCO) PID No. D13060. All bearings are grid bearings. All distances are surface distances. Combined Scale Factor for the Point of Beginning: 0.999860535. Convergence angle at the Point of Beginning is + 01 degrees 12 minutes 20.58 seconds as computed by Corpcson for Windows Version 6.0.