

PREPARED BY:
WISDOM ENGINEERING, INC.
 ENGINEERING AND SURVEYING
 2616 STONEWALL STREET
 P.O. BOX 845
 GREENVILLE, TEXAS 75403
 (903) 455-0808

DATE: DEC. 08, 2005 SCALE: 1"=200'
 DRAWN BY: HARWICK JOB NO. 050236

SCALE: 1"=200'

55.143 ACRES

LEGAL DESCRIPTION

BONE a tract or parcel of land situated in Hunt County, Texas, being part of the Shelby County School Land Survey, Sublot No. 646, being part of Tract No. 1, sold 121.560 described in the deed from Eleanor Murphy to Don Murphy recorded in Volume 422, Page 570, Real Property Records of Hunt County, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the westmost southwest corner of said Tract No. 1, said point being in the north line of a flow in the northeast right-of-way line of Interstate Highway No. 30 at its intersection with County Road No. 2648;
 THENCE N 05°28'07" E along the center of said Road east with the west line of said Tract No. 1 a distance of 159.74 feet to a 1/2 inch iron rod set, for a corner, said point being the southwest corner of the 7.000 acre tract described in the deed to Chad A. Tice recorded in Volume 505, Page 562, in said Real Property Records;
 THENCE S 84°38'53" E with the south line of said 7.000 acre 1199.20 feet to a 1/2 inch iron rod set at the southeast corner thereof, for a corner;
 THENCE N 05°14'28" E 255.00 feet to a 1/2 inch iron rod set at the northeast corner of said 7.000 acre tract, for a corner;
 THENCE N 05°55'25" E 247.93 feet to a 1/2 inch iron rod set at the southeast corner of the 16.000 acres described in the deed to Donald L. Taylor, Sr., and wife, Betty D. Taylor, recorded in Volume 688, Page 931, Deed Records of Hunt County, for a corner;
 THENCE S 55°27'55" E 1393.97 feet to a 1/2 inch iron rod set in the center of County Road No. 2648, for a corner, said point being the southeast corner of said 16.000 acre tract and in the north line of said Tract No. 1;
 THENCE S 05°11'26" W along the center of said Road and with the east line of said Tract No. 1 a distance of 528.55 feet to a 3/8 inch iron rod found in the north line of a flow in the northeast right-of-way line of Interstate Highway No. 30, for a corner;
 THENCE S 70°30'10" N with said right-of-way line 200.20 feet to a concrete highway marker found, for a corner;
 THENCE S 05°10'53" W 106.53 feet to a concrete highway marker found, for a corner;
 THENCE S 71°19'00" W with the north line of said flow 48.72 feet to a broken concrete highway marker found, for a corner;
 THENCE S 78°18'05" W with the north line of said flow 48.72 feet to return to the Place of Beginning and containing 55.143 acres of land.

BEARINGS recited herein are based on a deed bearing of the southwest line of the above-chad tract No. 1.

SURVEYOR'S CERTIFICATE

I, Jerry Wisdom, Registered Professional Land Surveyor, State of Texas, hereby certify that the plot herein is a true and correct representation of the property as determined by survey, the lines and dimensions of said property being indicated by the plot, the improvements are within the boundaries of the property set back from the nearest lines the distances indicated and there are no visible encroachments, corrections or protrusions, except as shown on the plot.

Date: December 7, 2005
 Scale: 1" = 200'

Jerry Wisdom
 L.S. No. 3645



NOTES:
 1. According to the filed Insurance Rate Maps No. 4823107230 E, dated September 4, 1991, published by the Federal Emergency Management Agency, this property lies within "Zone X" and does not appear to be with the boundaries of the 100 year flood plain.
 2. Survey performed without benefit of this report.

CMF = CONCRETE MONUMENT FOUND
 WMF = WOODEN MONUMENT FOUND