

COOPER LAND SURVEYING, INC.

P.O.-Box 367, Sulphur Springs, Tx 75483
Telephone: (903) 439-1218, Telefax: (903) 438-9035

John Cooper R.P.L.S. #5226

Jonathan E. Cooper R.P.L.S. #5369

FIELD NOTES FOR 31.763 ACRES AGATON CARO SURVEY, A-144 HOPKINS COUNTY, TEXAS

All that certain tract or parcel of land situated in the Agaton Caro Survey, A-144, located about 8.14 miles S 38° W from the City of Sulphur Springs, Hopkins County, Texas; being a part of that certain 55.672 acres described in a Deed from Ronnie Hart & Sandra Hart to Robert J. Grand Lienard III and wife, Diana L. Grand Lienard, dated April 4, 2001, recorded in Vol. 357, Page 248, Real Property Records of Hopkins County, Texas; and being more particularly described as follows:

BEGINNING at a ½" rebar marked with a "COOPER" cap found on the South West corner of said 55.672 acre tract, being on the North boundary line of a 68 acre tract described in a Deed to Gordon Bench et ux, dated February 19, 1981, recorded in Vol. 411, Page 71, Deed Records, and being on the South East corner of a 23 acre tract described in a Deed to Robert J. Grand-Lienard et ux, dated November 3, 2003, recorded in Vol. 460, Page 574, Official Public Records;

THENCE North along the West boundary line of said 55.672 acre tract a distance of 1374.56 to a 3/8" rebar found on the North West corner of said 55.672 acre tract, being on the South West corner of 59.643 acre tract described in a deed to Randy Koon et ux dated August 15, 1985 recorded in Vol. 450 page 477 Deed Records, and being on the East boundary line of a 5.934 acre tract described in a Deed to Thomas Hedrick et ux, dated May 15, 1998, recorded in Vol. 271, Page 926, Real Property Records;

THENCE N 89° 51' 29" E along the North boundary line of said 55.672 acre tract and the North boundary line of County Road 1170 a distance of 1005.28 feet to a ½" rebar set for a corner being on the South boundary line of a 5 acre tract described in a deed to Richard Michael Dickens et ux dated September 15, 1987 recorded in Vol. 44, page 577 Deed Records;

THENCE S 0° 06' 43" W a distance of 1381.81 feet to a ½" rebar set for a corner on the South boundary line of said 55.672 acre tract, and being on the North boundary line of said 68 acre tract;

THENCE N 89° 43' 42" W along the South boundary line of said 55.672 acre tract and the North boundary line of said 68 acre tract a distance of 1002.59 feet to the PLACE OF BEGINNING and containing 31.763 acres of land of which 0.93 acres lies within the bounds of said CR 1170.

NOTE: All set ½" rebar are marked with "COOPER LAND SURVEY" caps.

NOTE: Bearings based on the West boundary line of 55.672 acres described in Vol. 357, Page 248, Real Property Records of Hopkins County, Texas.

I, Jonathan E. Cooper, Registered Professional Land Surveyor in the State of Texas certify that this description was prepared from a survey on the ground under my supervision and there are no visible discrepancies, shortages in area, boundary line conflicts, overlapping of improvements, easements or rights of way except as shown on survey plat, and according to F.I.R.M. Panel no. 480869 0007 B, dated August 1, 2008, none of this property appears to fall within a 100-year flood zone.(plat attached)

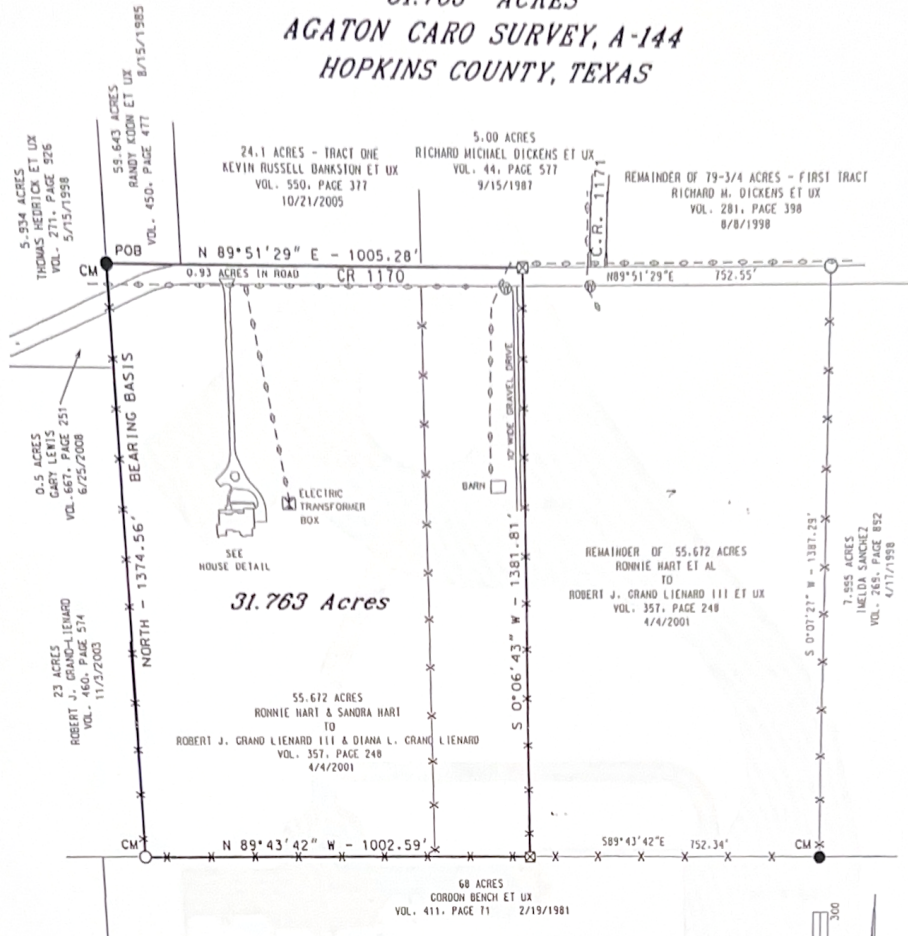
DATED: January 8, 2009

Signed: _____
Jonathan E. Cooper, R.P.L.S. No. 5369

Cooper Land Surveying, Inc.

300 Connally St.
P. O. Box 387
Sulphur Springs, Texas 75483
(903) 439-1218
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31.763 ACRES
AGATON CARO SURVEY, A-144
HOPKINS COUNTY, TEXAS



- LEGEND:
- ☒ Set 1/2" rebar marked with "Cooper" cap
 - Found 1/2" rebar marked with "Cooper" cap
 - Found 3/8" rebar
 - CM Control Monument
 - POB Point of Beginning
 - X-X-Fence
 - - - Powerline

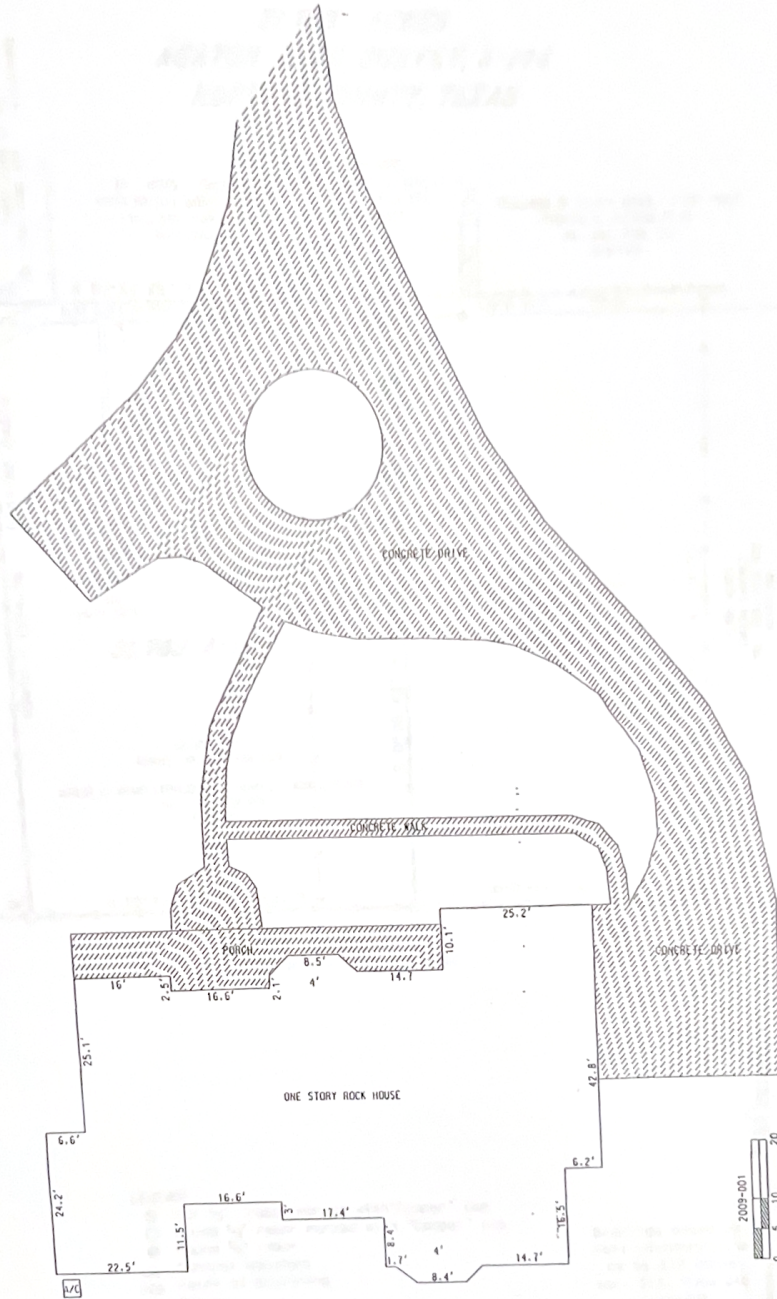
Bearings based on
West boundary line
of 55.672 acres
Vol. 357, Page 248
4/4/2001

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DATED: January 7, 2009

SIGNED: _____
Jonathan E. Cooper, R.P.L.S. No. 5369

HOUSE DETAIL

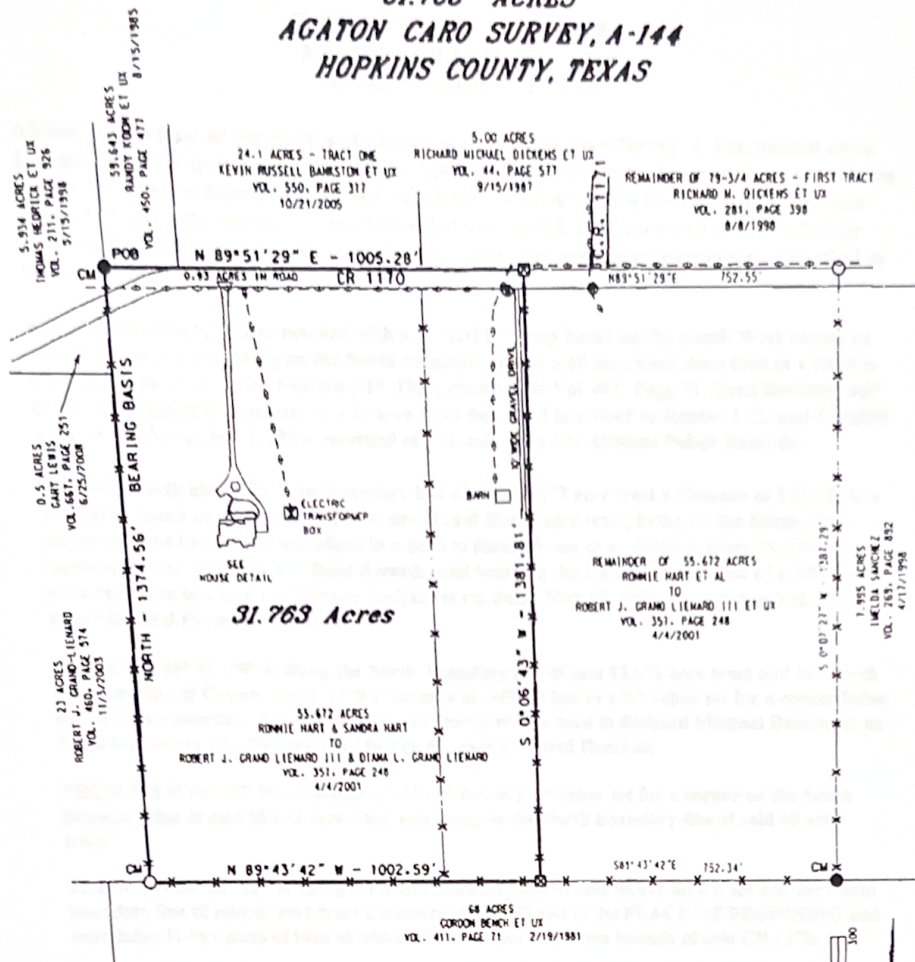


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Hand
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Bearings based on West boundary line of 55.672 acres Vol. 357, Page 248 4/4/2001

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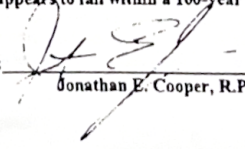
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