

PROPERTY DESCRIPTION

STATE OF TEXAS:
COUNTY OF KAUFMAN:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE J. ABLES SURVEY, ABSTRACT NO. 4, KAUFMAN COUNTY, TEXAS, AND BEING KNOWN AS TRACTS ONE AND TWO AS DESCRIBED IN DEED TO PATRICK RAY BEAMAN, RECORDED IN VOLUME 2639, PAGE 331, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, AND BEING DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER NEAR THE CENTER OF HIRAM ROAD, SAID POINT BEING THE APPARENT EAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO CHRISTINE AND SARA STAWSKI RECORDED IN VOLUME 4234, PAGE 143, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, AND BEING THE RECOGNIZED NORTH CORNER OF TRACT ONE OF SAID BEAMAN TRACTS, THE NORTH CORNER OF HEREIN DESCRIBED TRACT, FROM WHICH A 5/8 INCH IRON ROD FOUND FOR WITNESS BEARS SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 30.00 FEET;

THENCE SOUTH 45 DEGREES 37 MINUTES 56 SECONDS EAST, ALONG SAID ROAD, A DISTANCE OF 986.66 FEET TO A POINT FOR CORNER NEAR THE CENTER OF HIRAM ROAD, SAID POINT BEING THE APPARENT NORTH CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO JEAN LEICHSENENRING RECORDED IN VOLUME 2969, PAGE 477, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS, AND BEING THE RECOGNIZED EAST CORNER OF TRACT ONE OF SAID BEAMAN TRACTS, THE EAST CORNER OF HEREIN DESCRIBED TRACT, FROM WHICH A 3/8 INCH IRON ROD FOUND FOR WITNESS BEARS SOUTH 44 DEGREES 36 MINUTES 24 SECONDS WEST - 30.00 FEET;

THENCE SOUTH 44 DEGREES 36 MINUTES 24 SECONDS WEST, A DISTANCE OF 2423.76 FEET TO A POINT FOR CORNER NEAR THE CENTER OF MUDDY CEDAR CREEK, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LEICHSENENRING TRACT, AND THE RECOGNIZED SOUTH CORNER OF TRACT ONE OF SAID BEAMAN TRACTS, THE SOUTH CORNER OF HEREIN DESCRIBED TRACT, FROM WHICH A 3/8 INCH IRON ROD FOUND FOR WITNESS BEARS NORTH 44 DEGREES 36 MINUTES 24 SECONDS EAST - 29.74 FEET;

THENCE WITH THE APPARENT NORTHEAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO C.K. AND NANCY MCKENNEY RECORDED IN VOLUME 766, PAGE 497, REAL PROPERTY RECORDS, KAUFMAN COUNTY, TEXAS, AND GENERALLY WITH MUDDY CEDAR CREEK AS FOLLOWS;

- NORTH 48 DEGREES 52 MINUTES 12 SECONDS WEST - 78.30 FEET;
- NORTH 14 DEGREES 09 MINUTES 09 SECONDS EAST - 191.42 FEET;
- NORTH 73 DEGREES 56 MINUTES 46 SECONDS WEST - 114.51 FEET;
- NORTH 28 DEGREES 58 MINUTES 25 SECONDS WEST - 85.96 FEET;
- NORTH 46 DEGREES 45 MINUTES 28 SECONDS EAST - 129.50 FEET;
- NORTH 07 DEGREES 15 MINUTES 06 SECONDS WEST - 52.66 FEET;
- NORTH 29 DEGREES 53 MINUTES 48 SECONDS WEST - 142.61 FEET;
- SOUTH 45 DEGREES 01 MINUTES 19 SECONDS WEST - 111.27 FEET;
- SOUTH 26 DEGREES 25 MINUTES 21 SECONDS WEST - 70.23 FEET;
- SOUTH 75 DEGREES 06 MINUTES 22 SECONDS WEST - 86.59 FEET;
- NORTH 19 DEGREES 45 MINUTES 18 SECONDS WEST - 143.77 FEET;
- SOUTH 71 DEGREES 54 MINUTES 43 SECONDS WEST - 66.43 FEET;
- SOUTH 53 DEGREES 52 MINUTES 56 SECONDS WEST - 72.16 FEET;
- NORTH 55 DEGREES 11 MINUTES 02 SECONDS WEST - 137.35 FEET; AND

NORTH 15 DEGREES 14 MINUTES 51 SECONDS WEST - 119.27 FEET, SAID POINT BEING THE APPARENT NORTHWEST CORNER OF SAID MCKENNEY TRACT, AND BEING IN THE APPARENT SOUTHEAST LINE OF A TRACT LAND DESCRIBED IN DEED TO EMMIT EUGENE DAVIS REVOCABLE LIVING TRUST RECORDED IN VOLUME 1305, PAGE 992, OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE WITH THE APPARENT SOUTHEAST LINE OF SAID DAVIS TRACT, AND GENERALLY WITH MUDDY CEDAR CREEK AS FOLLOWS;

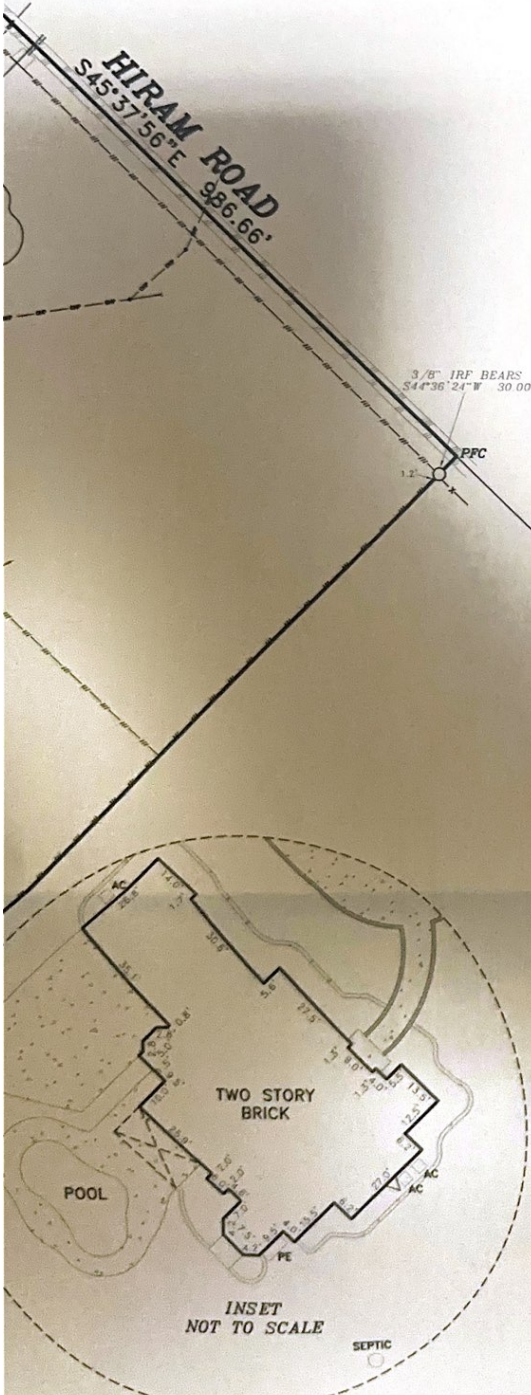
- NORTH 25 DEGREES 36 MINUTES 05 SECONDS EAST - 83.24 FEET;
- SOUTH 19 DEGREES 38 MINUTES 29 SECONDS EAST - 48.72 FEET;
- SOUTH 58 DEGREES 56 MINUTES 40 SECONDS EAST - 61.75 FEET;
- NORTH 52 DEGREES 06 MINUTES 07 SECONDS EAST - 42.75 FEET;
- SOUTH 01 DEGREES 13 MINUTES 30 SECONDS WEST - 32.80 FEET;
- NORTH 66 DEGREES 03 MINUTES 58 SECONDS EAST - 151.24 FEET;
- SOUTH 40 DEGREES 58 MINUTES 06 SECONDS EAST - 97.27 FEET;
- NORTH 68 DEGREES 22 MINUTES 55 SECONDS EAST - 112.14 FEET;
- NORTH 10 DEGREES 24 MINUTES 06 SECONDS EAST - 35.76 FEET;
- NORTH 58 DEGREES 31 MINUTES 46 SECONDS WEST - 164.38 FEET;
- NORTH 23 DEGREES 52 MINUTES 41 SECONDS WEST - 61.77 FEET;
- NORTH 44 DEGREES 05 MINUTES 30 SECONDS WEST - 45.52 FEET;
- SOUTH 74 DEGREES 39 MINUTES 45 SECONDS WEST - 42.83 FEET;
- NORTH 41 DEGREES 23 MINUTES 50 SECONDS WEST - 70.70 FEET;
- NORTH 32 DEGREES 27 MINUTES 37 SECONDS EAST - 72.79 FEET;
- SOUTH 75 DEGREES 27 MINUTES 46 SECONDS EAST - 118.21 FEET;
- SOUTH 20 DEGREES 55 MINUTES 10 SECONDS EAST - 63.27 FEET;
- SOUTH 64 DEGREES 11 MINUTES 55 SECONDS EAST - 47.47 FEET;
- NORTH 61 DEGREES 26 MINUTES 57 SECONDS EAST - 131.17 FEET;
- NORTH 12 DEGREES 26 MINUTES 52 SECONDS EAST - 89.00 FEET; AND

NORTH 14 DEGREES 27 MINUTES 10 SECONDS WEST - 163.50 FEET TO A POINT FOR CORNER WITHIN MUDDY CEDAR CREEK, SAID POINT BEING THE APPARENT SOUTHWEST CORNER OF SAID STAWSKI TRACT, AND BEING THE RECOGNIZED MOST NORTHERN SOUTHWEST CORNER OF SAID TRACT ONE OF SAID BEAMAN TRACTS, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR WITNESS BEARS NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST - 30.00 FEET;

THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 1659.30 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2,206,619.42 SQUARE FEET OR 50.657 ACRES OF LAND.

ACCORDING TO THE F.I.R.M. IN COMMUNITY PANEL NO. 48257C0225D THIS PROPERTY APPEARS TO LIE IN ZONE X AND APPEARS NOT TO LIE WITHIN THE 100 YEAR FLOOD ZONE EXCEPT AS SHOWN. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT AND FLOOD LINES SHOWN HEREON SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

BEARINGS ARE BASED ON THE SOUTHEAST LINE OF DEED RECORDED IN VOLUME 2639, PAGE 331. THIS SURVEY IS NOT A REPRESENTATION OF WARRANTY OF TITLE OR GUARANTEE OF OWNERSHIP.



CERTIFICATE
BRIAN GALLIA HEREBY CERTIFIES TO (RANGER TITLE CO., MACK WORTHAM AND SHERRY DEE WORTHAM), 198K THAT, (A) THIS SURVEY AND THE PROPERTY THEREON ARE AS SHOWN; (B) SUCH SURVEY WAS PERFORMED EXCLUSIVELY FOR THE BENEFIT OF THE PARTIES AND/OR USE FOR ANY OTHER PURPOSE AND IS NOT RESPONSIBLE FOR ANY LOSS RESULTING THEREOF.

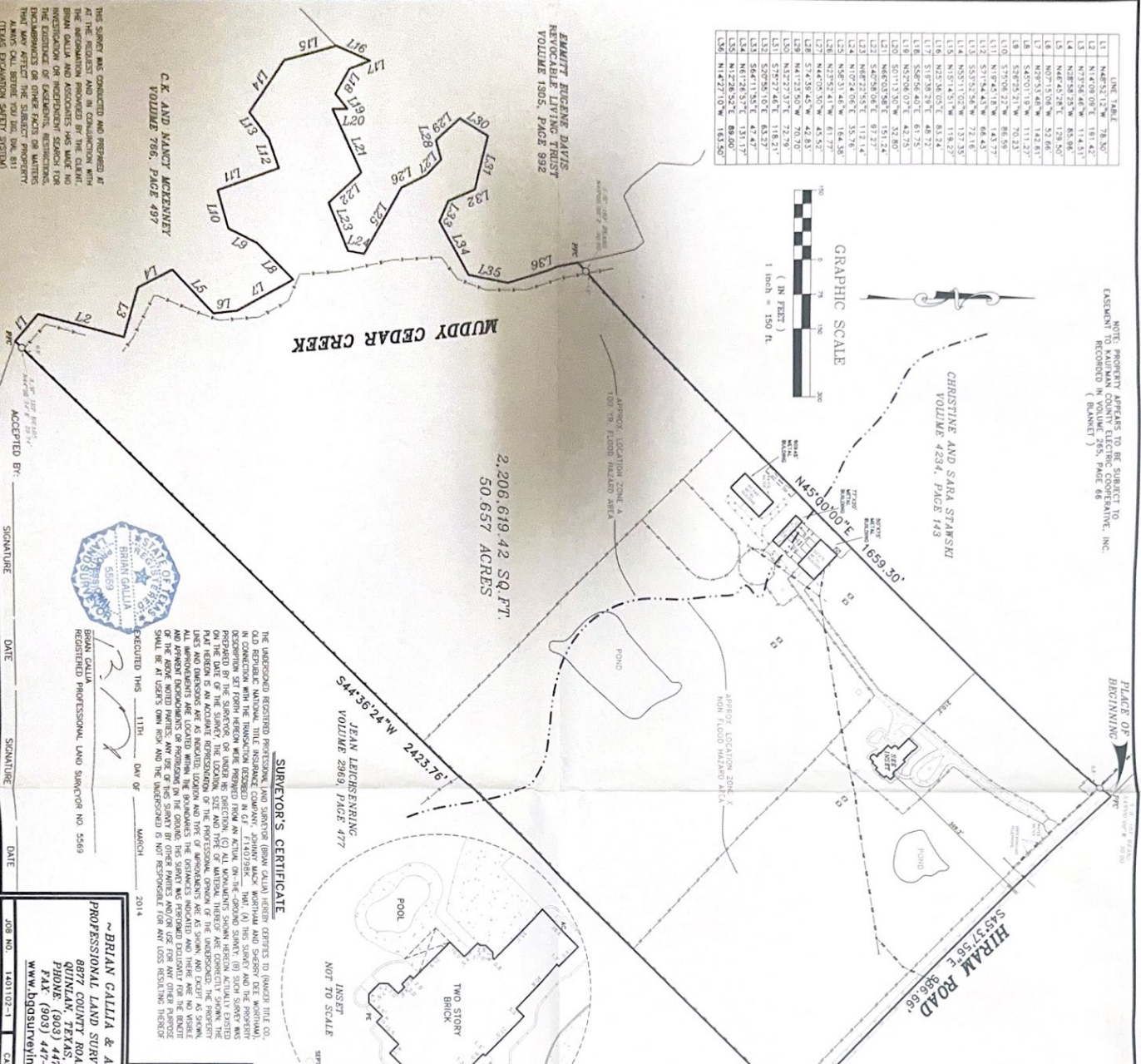
LEGEND

BRICK	NAIL FOUND/SET	CHAIN LINK FENCE	POWER POLE
COVERED AREA	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)	WOOD FENCE	AC- AIR CONDITIONING
CONCRETE	1/2" IRON ROD SET	BARBED WIRE	BL- BUILDING LINE
WOOD DECK	1" IRON PIPE FOUND	METAL FENCE	PFC- POINT FOR CORNER
STONE	MONUMENT FOUND	PIPE FENCE	PE- POOL EQUIPMENT
GRAVEL/ROCK ROAD OR DRIVE	"X" FOUND/SET	UNDERGROUND ELECTRIC	ROW- RIGHT-OF-WAY EASEMENT
ASPHALT PAVING	OVERHEAD ELECTRIC	D & UE - DRAINAGE & UTILITY EASEMENT	OHP - OVERHEAD POWER LINE
	GUY WIRE		

LINE	TABLE
L1	N42°51'27"W 75.30'
L2	N14°08'01"E 151.42'
L3	N15°58'48"W 114.51'
L4	N42°51'27"W 75.30'
L5	N46°43'28"E 129.50'
L6	N07°15'08"W 52.66'
L7	N29°51'48"W 142.61'
L8	S42°01'19"W 111.27'
L9	S52°52'21"W 88.53'
L10	S29°51'48"W 142.61'
L11	N16°42'43"W 143.37'
L12	S71°54'43"W 66.43'
L13	S55°52'58"W 72.18'
L14	N55°11'02"W 137.55'
L15	N12°36'02"E 83.24'
L16	N02°36'02"E 83.24'
L17	S18°38'29"E 48.72'
L18	S58°56'40"E 61.75'
L19	N58°06'07"E 42.75'
L20	N41°13'50"W 70.70'
L21	S42°01'19"W 111.27'
L22	S46°28'08"E 97.27'
L23	N48°22'55"E 112.14'
L24	N10°24'08"E 55.78'
L25	N58°51'48"W 142.61'
L26	S18°38'29"E 48.72'
L27	N41°13'50"W 70.70'
L28	S18°38'29"E 48.72'
L29	N41°13'50"W 70.70'
L30	N52°27'37"E 72.78'
L31	S27°27'48"E 118.51'
L32	S42°01'19"W 111.27'
L33	S46°28'08"E 97.27'
L34	N61°28'57"E 131.17'
L35	N12°28'52"E 88.00'
L36	N14°27'10"W 163.50'

NOTE: PROPERTY APPEARS TO BE SUBJECT TO EASEMENT TO BE RECORDED IN VOLUME 755, PAGE 58 (BLANKET)

CHRISTINE AND SARA STAPSKI
VOLUME 4234, PAGE 149



PLANT ENGINEER
RETIREABLE LIVING TRUST
VOLUME 1305, PAGE 992

C.K. AND MARY KERRYNEY
VOLUME 706, PAGE 497

APPROX. LOCATION ZONE A
100' W. FLOOD HAZARD AREA

APPROX. LOCATION ZONE X
NON FLOOD HAZARD AREA

APPROX. LOCATION ZONE A
100' W. FLOOD HAZARD AREA

APPROX. LOCATION ZONE X
NON FLOOD HAZARD AREA

APPROX. LOCATION ZONE A
100' W. FLOOD HAZARD AREA

APPROX. LOCATION ZONE X
NON FLOOD HAZARD AREA

2,206,619.42 SQ. FT.
50.657 ACRES

2423.76'
W 34°36'22\"/>

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JEAN LUTCHENSING
VOLUME 2969, PAGE 477

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