

LEGAL DESCRIPTION

Of a 123.130 acres tract of land out of the WM. D. THOMASON SURVEY, ABSTRACT NO. 1341, Parker County, Texas: being all of a certain 20.0 acres tract of land as described in Volume 1560, Page 1295, and all of a certain 103.13 acres tract of land as described in Volume 1486, Page 1190, all out of the Real Records of Parker County, Texas: and being further described by metes and bounds as follows:

BEGINNING at a found cedar fence corner at the most southerly southwest corner of said 103.13 acres tract, for the most southerly southwest corner of this tract. Whence the southwest corner of said WM. D. THOMASON SURVEY is called to bear North 88 degrees 39 minutes 26 seconds West 210.07 feet.

THENCE North 02 degrees 28 minutes 22 seconds West for a distance of 216.63 feet along the general line of a fence to a 10" wood fence corner, for a corner of this tract.

THENCE South 83 degrees 04 minutes 19 seconds West for a distance of 178.32 feet along the general line of a fence to a 10" wood fence corner in the east right of way fence of Holder Road (a paved road), for the most westerly southwest corner of this tract.

THENCE North 00 degrees 11 minutes 34 seconds West for a distance of 690.67 feet along the east right of way fence of said Holder Road to a 2' post oak, for a corner of this tract.

THENCE North 01 degrees 47 minutes 09 seconds West for a distance of 288.24 feet along the east right of way fence of said Holder Road, to a found 1/2" iron rod, for a corner of this tract.

THENCE North 03 degrees 48 minutes 54 seconds West for a distance of 256.89 feet along the east right of way fence of said Holder Road and of Big Valley Circle (a paved road) to a post, for a corner of this tract.

THENCE North 06 degrees 32 minutes 20 seconds East for a distance of 128.60 feet along the right of way fence of said Big Valley Circle to a 24" live oak, for a corner of this tract.

THENCE North 16 degrees 57 minutes 52 seconds East for a distance of 16.80 feet along the right of way fence of said Big Valley Circle to a 18" live oak, for a corner of this tract.

THENCE North 19 degrees 44 minutes 55 seconds East for a distance of 41.72 feet along the right of way fence of said Big Valley Circle to a T-Post, for a corner of this tract.

THENCE North 35 degrees 45 minutes 50 seconds East for a distance of 75.01 feet along the right of way fence of said Big Valley Circle to a 6" wood post, for a corner of this tract.

THENCE North 51 degrees 39 minutes 40 seconds East for a distance of 58.18 feet along the right of way fence of said Big Valley Circle to a 8" wood post, for a corner of this tract.

THENCE North 58 degrees 20 minutes 10 seconds East for a distance of 52.33 feet along the right of way fence of said Big Valley Circle to a 10" wood post, for a corner of this tract.

THENCE North 76 degrees 56 minutes 06 seconds East for a distance of 60.23 feet to a 3' live oak in the south right of way fence of said Big Valley Circle, for a corner of this tract.

THENCE North 88 degrees 48 minutes 06 seconds East for a distance of 1320.97 feet along the general line of the south right of way fence of said Big Valley Circle to a found 1/2" iron rod, for a corner of this tract.

THENCE South 00 degrees 32 minutes 49 seconds East for a distance of 299.55 feet along the general line of a fence to a found 1/2" iron rod, for a corner of this tract.

THENCE North 89 degrees 26 minutes 38 seconds East for a distance of 300.06 feet along the general line of a fence to a found 1/2" iron rod, for a corner of this tract.

THENCE North 00 degrees 33 minutes 58 seconds West for a distance of 286.95 feet along the general line of a fence to a found 1/2" iron rod, in the south right of way fence of said Big Valley Circle, for a corner of this tract.

THENCE North 88 degrees 22 minutes 17 seconds East for a distance of 1274.85 feet along the south right of way fence of said Big Valley Circle to a power pole, for a corner of this tract.

THENCE South 77 degrees 34 minutes 54 seconds East for a distance of 49.12 feet along the right of way fence to a power pole, for the northeast corner of this tract.

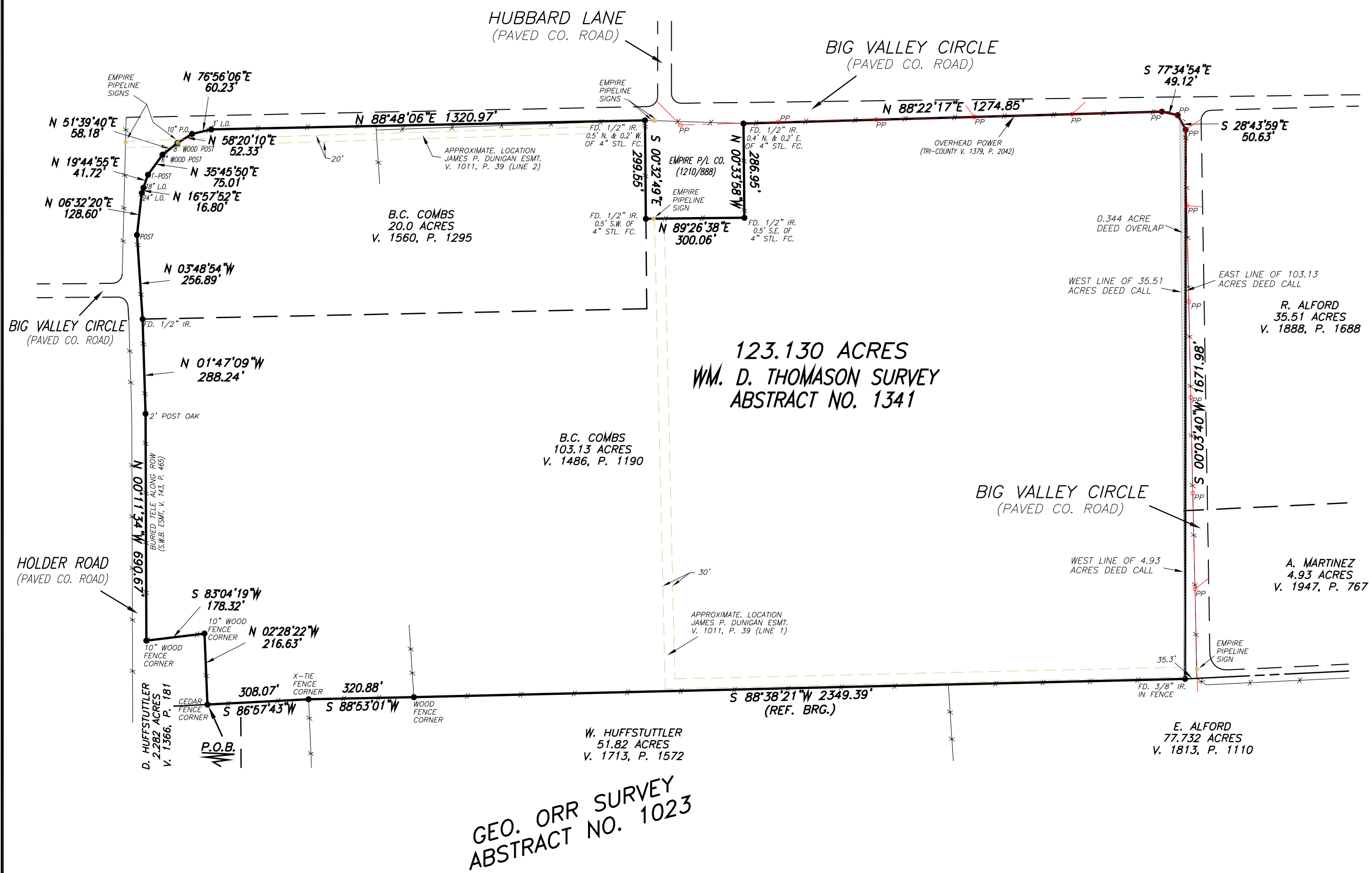
THENCE South 28 degrees 43 minutes 59 seconds East for a distance of 50.63 feet along the west right of way fence of said Big Valley Circle to a power pole, for a corner of this tract.

THENCE South 00 degrees 03 minutes 40 seconds West for a distance of 1671.98 feet along the south line of said Survey, for the southeast corner of this tract.

THENCE South 88 degrees 38 minutes 21 seconds West for a distance of 2349.39 feet along a fence to a wood fence corner, for a corner of this tract.

THENCE South 88 degrees 53 minutes 01 seconds West for a distance of 320.88 feet along a fence to a X-Tie fence corner, for a corner of this tract.

THENCE South 86 degrees 57 minutes 43 seconds West for a distance of 308.07 feet along a fence to the POINT OF BEGINNING.



GEO. ORR SURVEY
ABSTRACT NO. 1023

SUBJECT TO:

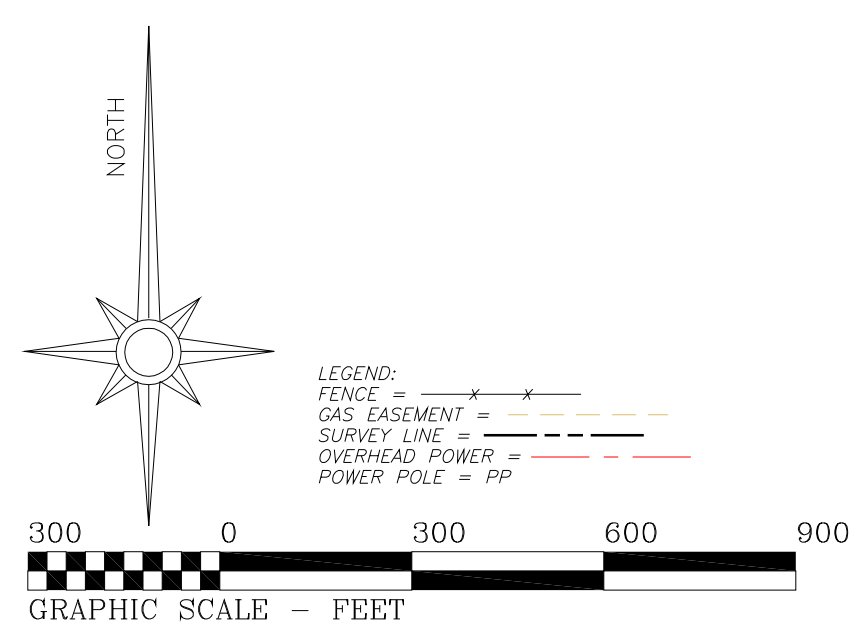
- 1) ROW AGREEMENT FROM B.C. COMBS TO LOUISIANA LAND & EXPLORATION CO., VOL. 739, PG. 621. (NO DESCRIPTION)
- 2) ROW EASEMENT FROM B.C. COMBS TO TRI-COUNTY ELECTRIC COOP. INC., VOL. 1379, PG. 2042. (SEE PLAT)
- 3) ROW AGREEMENT FROM B.C. COMBS TO JAMES P. DUNIGAN, INC., VOL. 1011, PG. 39. (SEE PLAT)
- 4) EASEMENT TO PARKER COUNTY WATER SUPPLY CORP., VOL. 612, PG. 542. (NO DESCRIPTION, NO VISIBLE SIGNS)
- 5) EASEMENT TO SOUTHWESTERN BELL TELEPHONE CO., VOL. 143, PG. 465 (SEE PLAT)

NOTE THIS TRACT IS NOT IN A FLOOD ZONE ACCORDING TO F.I.R.M. COMMUNITY PANEL NO. 480520 0275 B, DATED SEPTEMBER 27, 1991.

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT I, PATRICK CARTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO CERTIFY, THAT THIS PLAT REPRESENTS AN ACTUAL ON THE GROUND SURVEY, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.

PATRICK CARTER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5691.
CARTER SURVEYING & MAPPING, 110A PALO PINTO, WEATHERFORD, TX 76086.
817-594-0400 JN040110.
JANUARY 15, 2004.



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