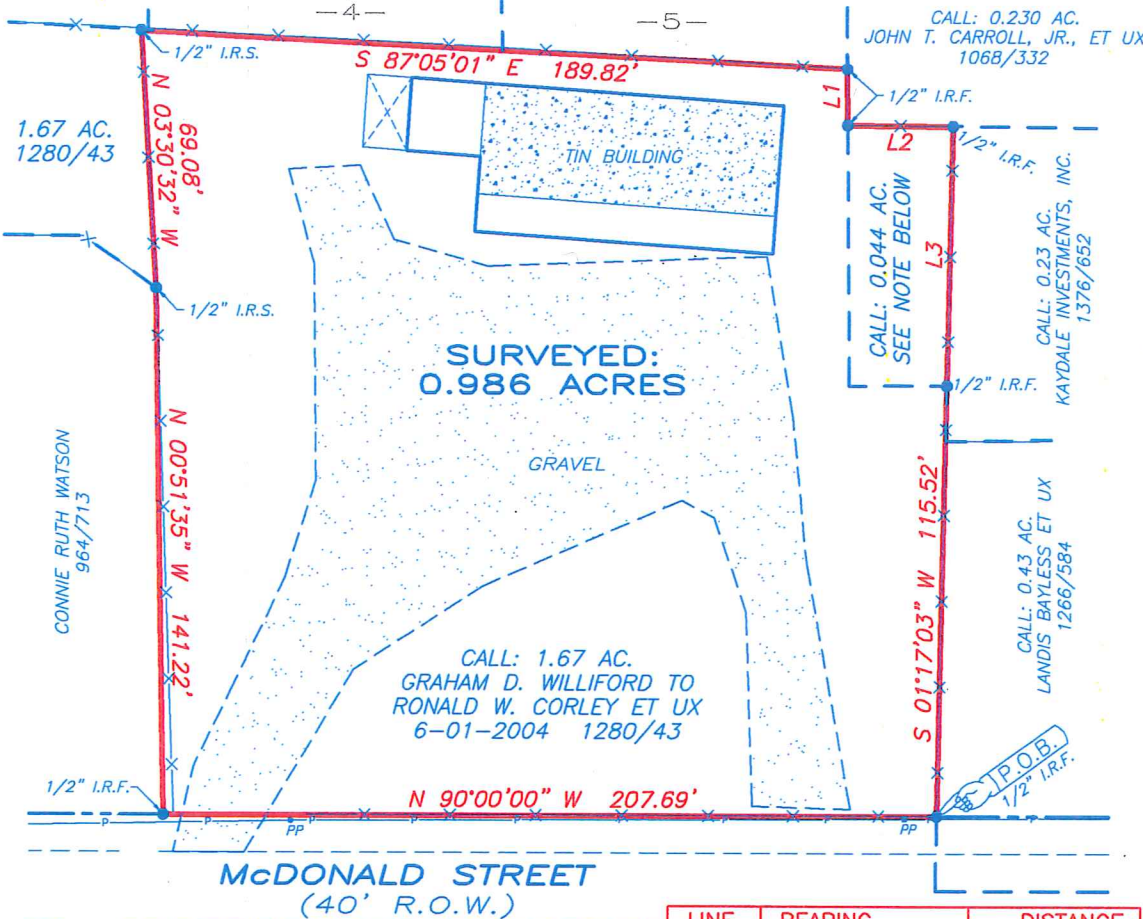


I.H. REED SUR.

A-23

BOND ADDITION, BLOCK B
CAB. A ENV. 23 <P.R.F.C.T.>



LINE	BEARING	DISTANCE
L1	S 00°26'29" E	15.13'
L2	S 89°28'29" E	28.49'
L3	S 01°16'57" W	69.63'

PLAT OF SURVEY
SHOWING PART OF THE
I.H. REED SURVEY, A-23
FREESTONE COUNTY, TEXAS
SCALE: 1" = 40 FEET

NOTE:
CALL: 0.044 AC. - DESCRIBED
IN AN EARNEST MONEY CONTRACT
FROM KAYDALE INVESTMENTS, INC.
TO RONALD CORLEY
RECORD INFORMATION NOT FOUND

SUBDIVISION OF REAL ESTATE IS REGULATED BY STATE LAW AND ADDITIONAL REGULATIONS
MAY ALSO APPLY FROM LOCAL CITY AND COUNTY SUBDIVISION REGULATIONS. ANY INDIVIDUAL
USING THIS SURVEY SHOULD CONSULT AN ATTORNEY TO DETERMINE TO WHAT EXTENT
SUBDIVISION LAWS AND REGULATIONS APPLY TO ITS USE.

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STANGER SURVEYING FAIRFIELD LLC
FAIRFIELD, TEXAS

IN PROVIDING THIS BOUNDARY SURVEY NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE,
SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL
OR PUBLIC OWNED. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR STATEMENT
IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY
AFFECT THE USE OF DEVELOPMENT OF THIS PROPERTY.

SEE METES AND BOUNDS DESCRIPTION PREPARED EVEN DATE.

BEARINGS ARE BASED ON THE RECORD BEARING OF "EAST" ALONG THE
NORTH RIGHT-OF-WAY LINE OF McDONALD STREET.

I, B.L. LAMAN, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY
THIS PLAT TO REFLECT AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY
SUPERVISION DURING THE MONTH OF AUGUST, 2011.

GIVEN UNDER BY HAND & SEAL, THIS THE 18TH DAY OF AUGUST, 2011.

LEGEND

- BOUNDARY
- ADJOINER
- POWERLINE
- CONCRETE
- FENCE
- GRAVEL
- POWER POLE
- IRON ROD (FOUND)
- IRON ROD (SET WITH CAP MARKED "STANGER")



BY: B.L. Laman
B.L. LAMAN
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5822
PLAT VOID IF NOT SIGNED IN RED.

PREPARED BY:
STANGER
SURVEYING FAIRFIELD LLC
211 East Commerce St.
Fairfield, Texas 75840
(903) 389-4403
SURVEY COMPLETED: 08-09-2011
FB/PG: F120/35 JOB NO: F04085

STANGER SURVEYING FAIRFIELD LLC

211 EAST COMMERCE STREET
FAIRFIELD, TX 75840

PH: 903-389-4403

FAX: 903-389-4390

I.H. REED SURVEY, ABSTRACT NO. 23
Freestone LEON COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

BEING 0.986 of an acre of land situated in the I.H. Reed Survey, Abstract No. 23, Freestone County, Texas, and being a part of that certain called 1.67 acre tract described in a deed from Graham D. Williford to Ronald W. Corley, et ux, dated June 1, 2004, and recorded in Volume 1280, Page 43, of the deed records of Freestone County, Texas, and being all of that certain called 0.044 of an acre of land described in an Earnest Money Contract from Kaydale Investments, Inc. to Ronald Corley (record information not found), said 0.986 of an acre to be more particularly described by metes and bounds as follows.

BEGINNING at a 1/2" iron rod (found) at the southeast corner of the above mentioned 1.67 acre tract, being at the west boundary line of that certain called 0.43 acre tract described in Volume 1266, Page 584, and being in the north margin of McDonald Street (40' R.O.W.);

THENCE North 90° 00' 00" West, for a distance of 207.69 feet, to a 1/2" iron rod (found) at an exterior corner of said 1.67 acre tract, being in the north margin of McDonald Street, and being at the southeast corner of the Watson Tract described in Volume 964, Page 713;

THENCE North 00° 51' 35" West, for a distance of 141.22 feet, to a 1/2" iron rod (set with cap marked "STANGER") for an interior corner of said 1.67 acre tract and being an exterior corner of the above mention Watson Tract;

THENCE North 03° 30' 32" West, for a distance of 69.08 feet, to a 1/2" iron rod (set with cap marked "STANGER") for corner in the north boundary line of said 1.67 acre tract and being in the south boundary line of the Bond Addition, Block B, as shown on the plat recorded in Cabinet B, Envelope 23, of the Plat Records of Freestone County, Texas;

THENCE South 87° 05' 01" East, for a distance of 189.82 feet, to a 1/2" iron rod (found) at an exterior corner of said 1.67 acre tract, being at the southeast corner of Lot 5, Block B, of the Bond Addition, and being in the west boundary line of that certain called 0.230 acre tract described in Volume 1068, Page 332;

THENCE South 00° 26' 29" East, for a distance of 15.13 feet, to a 1/2" iron rod (found) in the east boundary line of said 1.67 acre tract, being at the northwest corner of the above mentioned 0.044 acre tract, being the southwest corner of the above mentioned 0.230 acre tract, and being the northwest corner of that certain called 0.23 acre tract described in Volume 1376, Page 652;

THENCE South 89° 28' 29" East, for a distance of 28.49 feet, to a 1/2" iron rod (found) at the northeast corner of said 0.044 acre tract, being in the north boundary line of the above mentioned 0.23 acre tract, and being in the south boundary line of said 0.230 acre tract;

THENCE South 01° 16' 57" West, for a distance of 69.63 feet, to a 1/2" iron rod (found) at the southeast corner of said 0.044 acre tract, being at an exterior corner of said 1.67 acre tract, and being at an interior corner of said 0.23 acre tract;

THENCE South 01° 17' 03" West, for a distance of 115.52 feet, back to the place of beginning and **containing 0.986 of an acre of land.**

Bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 1983, as derived from GPS observations.

See plat of survey prepared even date.

I, B.L. Laman, Registered Professional Land Surveyor, do hereby certify that the above description was prepared from a survey made on the ground under my supervision during the month of August, 2011.

GIVEN UNDER MY HAND AND SEAL, this the 18th day of August, 2011.

B.L. Laman

B.L. Laman
Registered Professional Land Surveyor
State of Texas No. 5822
VOID IF NOT SIGNED IN RED

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