

VICINITY

MAP

WASHINGTON COUNTY, TEXAS CHAPPELL HILLS SUBDIVISION SECTION NO. 1



BREHAM

PROPERTY
LOCATION

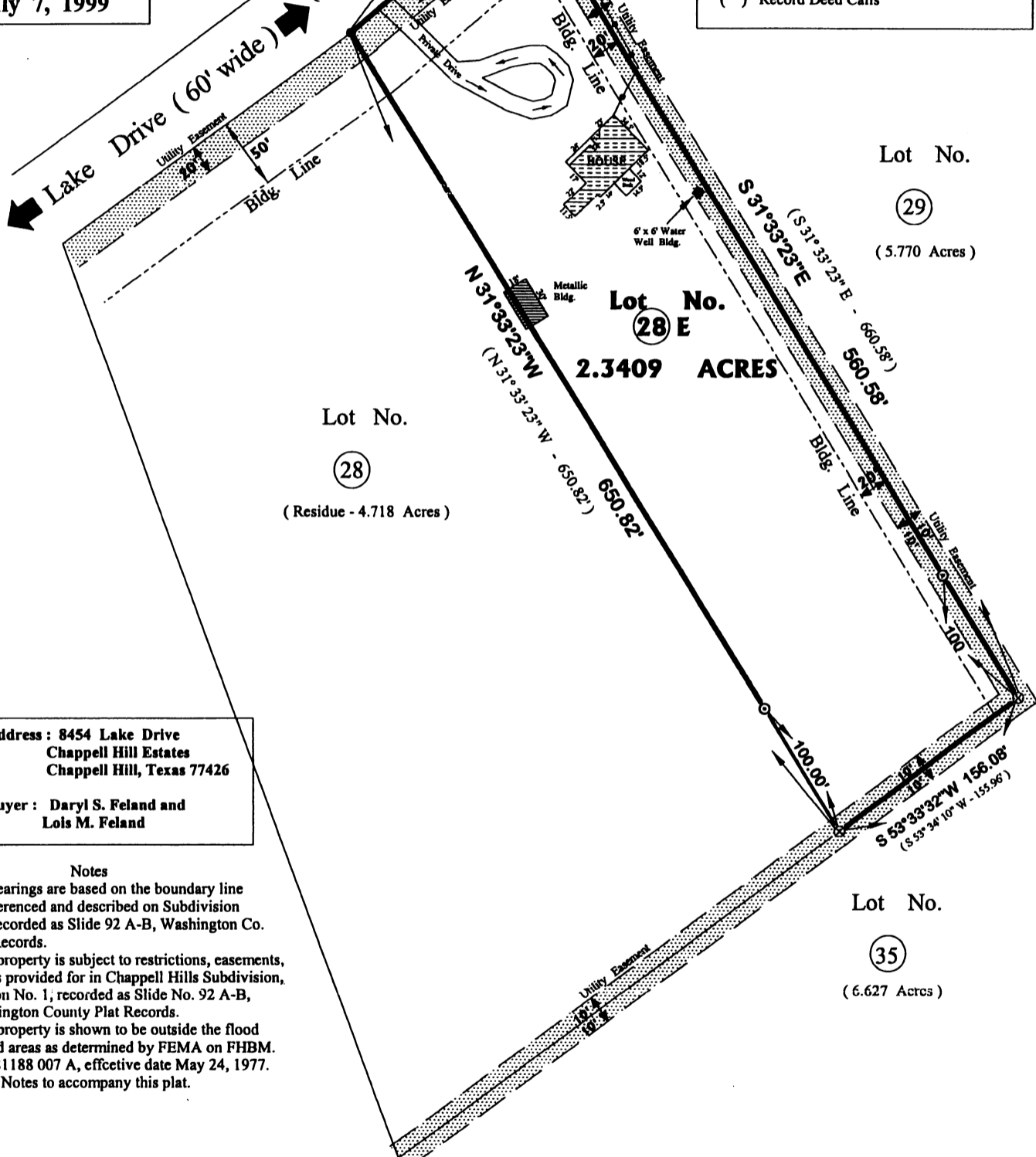


CHAPPELL
HILL

Scale 1" = 100'
July 7, 1999

Legend

- Control Monuments - 1/4" Iron Rod found as called for in Record Deed
- ⊙ 1/2" Iron Rod Set
- ⊗ Point in Creek
- Overhead Power Line
- () Record Deed Calls



Property Address : 8454 Lake Drive
Chappell Hill Estates
Chappell Hill, Texas 77426

Property Buyer : Daryl S. Feland and
Lois M. Feland

Notes

- (1) All bearings are based on the boundary line as referenced and described on Subdivision Plat recorded as Slide 92 A-B, Washington Co. Plat Records.
- (2) This property is subject to restrictions, easements, etc. as provided for in Chappell Hills Subdivision, Section No. 1; recorded as Slide No. 92 A-B, Washington County Plat Records.
- (3) This property is shown to be outside the flood hazard areas as determined by FEMA on FHBM. No.481188 007 A, effective date May 24, 1977.
- (4) Field Notes to accompany this plat.

Survey Plat of Lot No. 28E in Section No. 1 of the Chappell Hills Subdivision situated in Washington County, Texas, containing 2.3409 acres of land, being the same property described in a deed dated December 12, 1996 from Don Allen McCarty and Helen Florence McCarty to Jeffrey S. Brannen, recorded in Volume 844, Page 389, Washington County Official Records.

I, Leonard W. Frank, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey was this day made on the ground, under my supervision, of the property described hereon, is correct and there are no encroachments apparent on the ground, and that all improvements, if any, be wholly within the property lines, except as shown or noted hereon. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition IV Survey.

Surveyor's Address: 102 Becca Street
Columbus, Texas 78934
Phone: (409) 732-3114

Leonard W. Frank, Registration No. 1669

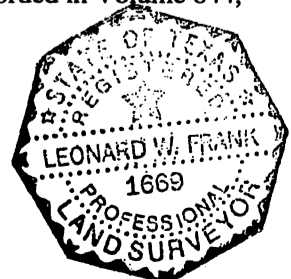


EXHIBIT "A"

All that certain tract of land containing 2.3390 acres of land and being known as Lot 28E of CHAPPELL HILLS SUBDIVISION, SECTION ONE (1), according to the map or plat thereof recorded in Volume 3, Pages 11 and 12, of the Map Records of Washington County, Texas, said 2.3390 acre tract being the same property described in Deed dated January 22, 1982, conveyed by Chappell Hills, Inc. to Don Allen McCarty and wife, Helen Florence McCarty, and recorded in Volume 4431, Page 361, of the Deed Records of Washington County, Texas, said 2.3390 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch diameter iron rod found in the southeasterly right-of-way line of Lake Drive at the common northerly corner of Lot 28E and 29, said point being the most northerly corner of the herein described tract;

THENCE South 31 degrees 33 minutes 23 seconds East, along said common line of Lot 28E and 29, passing at a distance of 560.58 feet a 1/2 inch diameter iron rod set for reference and continuing 100.00 feet for a total distance of 660.58 feet to a point in the centerline of a creek, said point being the most easterly corner of the herein described tract;

THENCE South 53 degrees 34 minutes 10 seconds West, along the centerline and with the meanders of said creek, a distance of 155.96 feet to a point in the southeasterly line of Lot 28, said point being the most southerly corner of the herein described tract;

THENCE North 31 degrees 33 minutes 23 seconds West, parallel with the northeasterly line of Lot 28, passing at a distance of 100.00 feet a 1/2 inch diameter iron rod set for reference and continuing 550.82 feet for a total distance of 650.82 feet to a 1/2 inch diameter iron rod found in the southeasterly right-of-way line of Lake Drive, said point being the most westerly corner of the herein described tract;

THENCE North 50 degrees 00 minutes 45 seconds East, along said southeasterly right-of-way line, a distance of 157.08 feet to the **POINT OF BEGINNING** and containing 2.3390 acres of land.