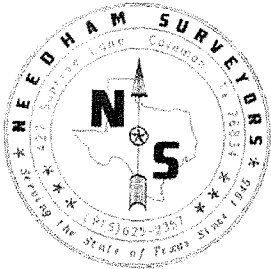
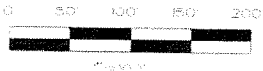


COUNTY OF BROWN
STATE OF TEXAS

SURVEY MADE FOR:
ANDREW ERVIN
1200 NW 16TH STREET
ANDREWS, TEXAS 79714
PH. 432-631-3888



- FENCE: -X--X--X--
- SET 1/2" IRON STAKE: ○
- FOUND IRON STAKE: ●
- IRON CORNER POST: ○
- CONCRETE MARKER: □
- WOOD CORNER POST: ⊗



26.00 ACRES
ANDREW J. ERVIN TRACT
VOL. 1486, PAGE 711

J. M. TEAGUE SURVEY 2, ABSTRACT 1897

15.57 ACRES
IRA L. TIDWELL TRACT
VOL. 1444, PAGE 95

MATT FINCH SURVEY 8,
ABSTRACT 337

NOTE:
BEARINGS ARE RELATIVE TO TRUE NORTH BASED ON GPS ORIENTATION.
DISTANCES AND AREAS ARE RELATIVE TO HORIZONTAL SURFACE MEASUREMENTS.
THIS TRACT IS NOT LOCATED IN A DESIGNATED FLOOD ZONE ACCORDING TO
FLOOD HAZARD BOUNDARY MAP 496717 0008 A, DATED JANUARY 24, 1978.
THIS TRACT IS SUBJECT TO EASEMENT TO GULF STATES GAS PRODUCING
COMPANY RECORDED IN VOL. 680, PAGE 141, BROWN COUNTY DEED RECORDS.
THIS TRACT IS SUBJECT TO EASEMENT TO TOMMY L. LEWIS & C. F. ALLISON
RECORDED IN VOL. 230, PAGE 597, BROWN COUNTY DEED RECORDS.
SEE ACCOMPANYING BOUNDARY DESCRIPTION FOR ADDITIONAL INFORMATION.

I, JIM NEEDHAM, REGISTERED PROFESSIONAL LAND SURVEYOR OF TEXAS,
DO HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A SURVEY OF
THE TRACT DESCRIBED IN THE ACCOMPANYING BOUNDARY DESCRIPTION
AND DEPICTS IN REFERENCE THERETO:

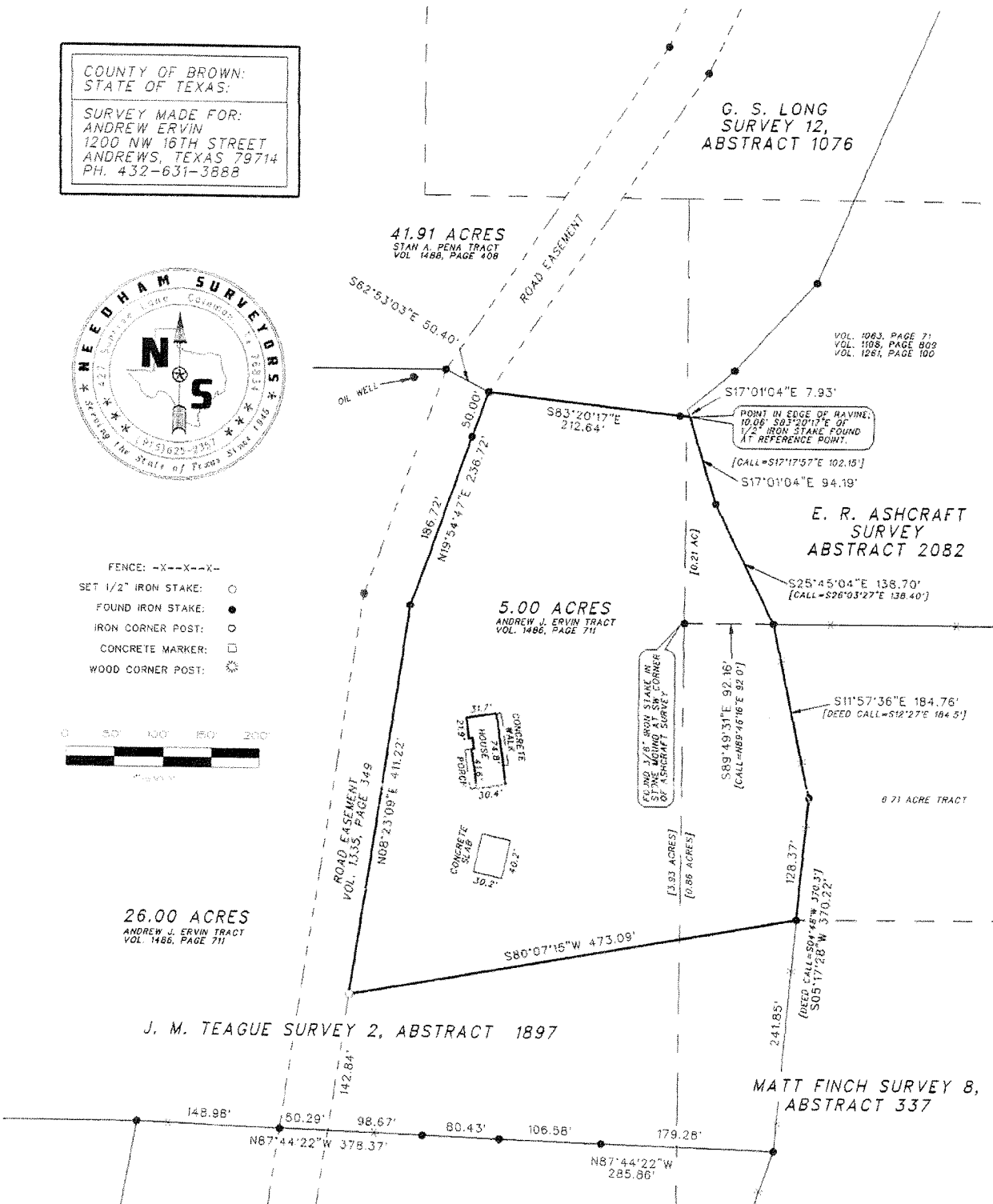
- THE BOUNDARY LINES AS MONUMENTED ON THE GROUND, AND
- ALL BOUNDARY CONFLICTS OR ENCROACHMENTS FOUND DURING
THE DUE COURSE OF THIS SURVEY, AND
- THE VISIBLE AND APPARENT EVIDENCE OF EASEMENTS, AND
- THE RECORD EASEMENTS OF WHICH I HAVE BEEN ADVISED
OR FOUND DURING THIS SURVEY, AND
- THE LOCATION OF ALL STRUCTURAL IMPROVEMENTS.

THIS THE 15TH DAY OF OCTOBER, 2004.

Jim Needham
JIM NEEDHAM - REGISTERED PROFESSIONAL LAND SURVEYOR #1534
NEEDHAM SURVEYORS - PH. 325-625-2367 - COLEMAN, TEXAS



PLAT SHOWING A SURVEY OF 5.00 ACRES,
CONTAINING 3.93 ACRES IN J. M. TEAGUE
SURVEY 2, ABSTRACT 1897, AND 0.21 ACRES
IN E. R. ASHCRAFT SURVEY, ABSTRACT 2082,
AND 0.86 ACRES IN MATT FINCH SURVEY 8,
ABSTRACT 337.



41.91 ACRES
STAN A. PEÑA TRACT
VOL. 1486, PAGE 408

G. S. LONG
SURVEY 12,
ABSTRACT 1076

VOL. 1083, PAGE 71
VOL. 1188, PAGE 802
VOL. 1261, PAGE 100

POINT IN EDGE OF RAVINE,
10.00' S83°20'17"E OF
1/2" IRON STAKE FOUND
AT REFERENCE POINT.

[CALL=S17°17'57"E 102.15']

S17°01'04"E 94.19'

E. R. ASHCRAFT
SURVEY
ABSTRACT 2082

S25°45'04"E 138.70'
[CALL=S26°03'27"E 138.40']

S11°57'36"E 184.76'
[DEED CALL=S12°27'E 184.5']

EXISTING 1/2" IRON STAKE IN
STONE MARKING AT SW CORNER
OF ASHCRAFT SURVEY

S89°49'35"E 92.16'
[CALL=88°46'16"E 92.07']

6.71 ACRE TRACT

128.37'
[DEED CALL=S04°45'W 370.5']
S05°17'28"W 370.22'

6.77 ACRE TRACT

FIRMAN R. BROOKS TRACTS
VOL. 1491, PAGE 475
VOL. 1497, PAGE 392

COUNTY OF BROWN:
STATE OF TEXAS:

SURVEY MADE FOR:
ANDREW ERVIN
1200 NW 16TH STREET
ANDREWS, TEXAS 79714
PH. 432-631-3888

FIELDNOTES of a survey of:

5.00 ACRES of land in Brown County, Texas, containing 3.35 acres in J. M. Teague Survey 2, Abstract 1897, and 1.44 acres in Matt Finch Survey 8, Abstract 337, and 0.21 acres in E. R. Ashcraft Survey, Abstract 2082, said 5.00 acres being a part of that 31.00 acre tract of land described in deed from Developers Unlimited, Inc., to Andrew J. Ervin and wife, Johnette D. Ervin, dated July 18, 2003, and recorded in Vol. 1486, page 711, Brown County Deed Records.

BEGINNING at a 3/8" iron stake found at an east corner of said 31.00 acre tract and a corner of a boundary established by Court Judgement [Thomas vs Developers Unlimited - Vol. 1108, page 809], said beginning point being located 92.16' S89°49'31"E of a 3/8" iron stake found in a stone mound at the SW corner of said Ashcraft Survey, said beginning point also being the NW corner of a 6.71 acre tract deeded to Firman R. Brookes [Vol. 1491, page 475].

THENCE S11°57'36"E 184.76' [deed calls = S11°57'36"E 184.76' and S12°27'E 184.5'] to a 3/8" iron stake found at an east corner of said 31.00 acre tract and a corner of said 6.71 acre tract.

THENCE S05°17'28"W 370.22' [deed calls = S05°17'28"W 370.22' and S04°48'W 370.3'] to a 3/8" iron stake found at a corner of a 6.77 acre tract deeded to Firman R. Brookes [Vol. 1491, page 475], said point being the NE corner of a 15.57 acre tract deeded to Ira L. Tidwell [Vol. 1444, page 95].

THENCE N87°44'22"W 285.86' [deed bearing = N87°44'22"W] along the south line of said 31.00 acre tract and along a staked line to a 1/2" iron stake set for the SW corner of this tract.

THENCE N00°00'00"E 730.76' to a 1/2" iron stake set for an ell corner of this tract.

THENCE S90°00'00"W 34.57' to a 1/2" iron stake set for a corner of this tract, said point being located on the easterly line of a road easement described in deed to Ira L. Tidwell [Vol. 1335, page 349].

THENCE N19°54'47"E 50.00' along the easterly line of said road easement to a 1/2" iron stake set for the NW corner of this tract, said point being a corner of said 31.00 acre tract deeded to Ervin and a corner of a 41.91 acre tract deeded to Stan A. Pena [Vol. 1488, page 408].

THENCE S83°20'17"E 212.64' to the SE corner of said 41.91 acre tract, said point being located in the edge of a ravine and being located 10.06' S83°20'17"E of a 1/2" iron stake found at a reference point, said point also being located 10.06' S83°20'17"E of a corner of a boundary established by Court Judgement [Thomas vs Developers Unlimited - Vol. 1108, page 809].

THENCE S17°01'04"E 94.19' [deed call = S17°01'04"E 94.19'; bearing call = S17°17'57"E] to a 3/8" iron stake found at a corner of said boundary established by Court Judgement.

THENCE S25°45'04"E 138.70' [deed calls = S25°45'04"E 138.70' and S26°03'27"E 138.40'] to the place of beginning, bearings being relative to true North based on GPS orientation, distances and areas being relative to horizontal surface measurements, this tract being shown in detail on accompanying plat.

* * * * *

I, Jim Needham, Registered Professional Land Surveyor of Texas, do hereby certify that the above fieldnotes represent a boundary line survey made on the ground, this the 17th day of February, 2004.



NEEDHAM SURVEYORS - COLEMAN, TEXAS - PH. 915-625-2357
Jim Needham - RPLS 1534

