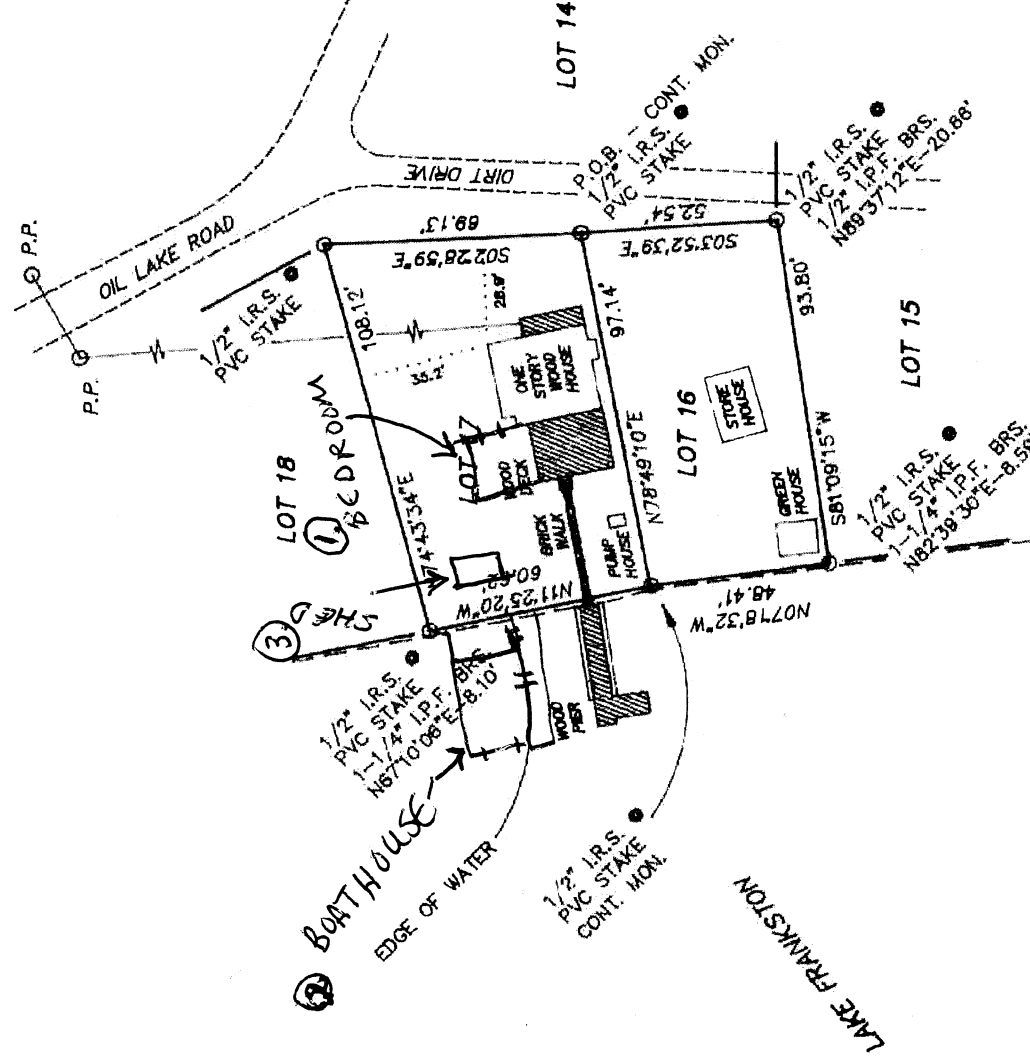


**SURVEY SHOWING
LAKE FRANKSTON FISHING CLUB
LOT 16 & 17
W. MEFFORD SURVEY A - 549
ANDERSON COUNTY, TEXAS
SCALE 1" = 50'**



FIELD NOTES ACCOMPANY THIS PLAT.

Owner: Sam V. Akins

NOTE: Bearings rotated to fit call bearing on the North boundary line of Lake Frankston Fishing Club.

NOTE: P.O.B. is South 4266.90' and East 3279.73' from the Occupied Northwest corner of Lake Frankston 111 Acre tract

NOTE: Lots may be subject to easements and restrictive covenants of record, if any, and is subject to such facts as an accurate and current title search may disclose.

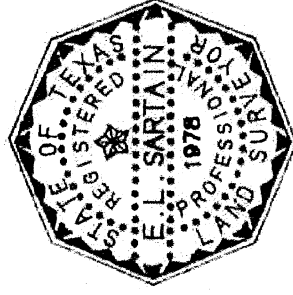
The subject property is within flood zone C as indicated by Federal Emergency Management Agency Flood Maps. See Panel 480001 0008 A (outside the 500 year flood-plain) Dated - January 24, 1978

To the best of my knowledge the plat hereon is a true, correct representation of the property as determined by survey, the lines and dimensions of said property found to be as indicated by plat; the size, location and type of buildings and improvements are as shown.

NOTE: Boundaries on this plat are as agreed upon by all affected lot owners and the Board of Directors of Lake Frankston Fishing Club.

NOTE: No Easements or Restrictions have been provided as of the date indicated here on.

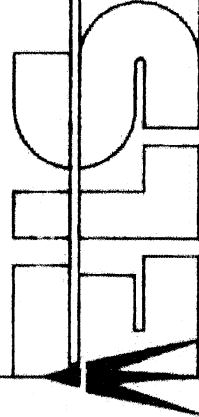
** The original signature on this plat is in red ink, any copy that is not signed in Red ink is considered altered and is null and void.



E.L. Sartain

REGISTERED PROFESSIONAL
LAND SURVEYOR No. 1978
05/16/95

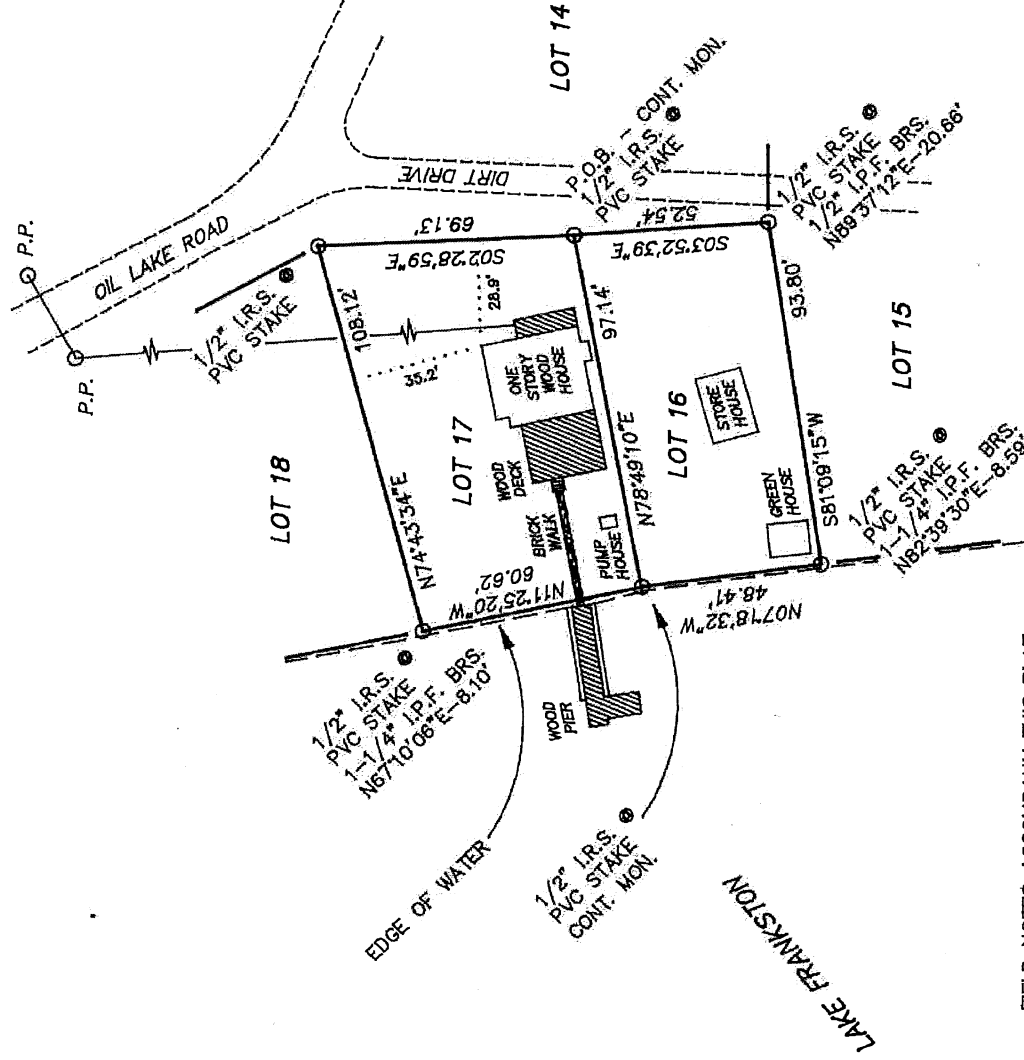
LOT 16 & 17
LAKE FRANKSTON
RECORDED IN VOLUME 722, PAGE 410
D.R.A. Co., T.



SURVEYING & MAPPING, INC.

3410 S. SW. LOOP 323
TYLER, TEXAS 75701
OFFICE 903/581-7759 FAX 903/534-1048

**SURVEY SHOWING
LAKE FRANKSTON FISHING CLUB
LOT 16 & 17
W. MEFFORD SURVEY A - 549
ANDERSON COUNTY, TEXAS
SCALE 1" = 50'**



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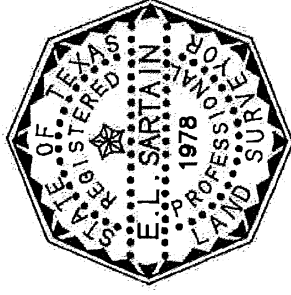
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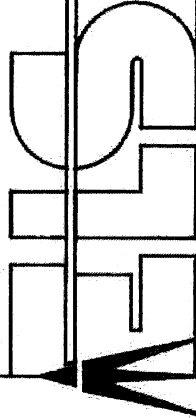
NOTE: No Easements or Restrictions have been provided as of the date indicated here on.

** The original signature on this plat is in red ink, any copy that is not signed in Red Ink is considered altered and is null and void.



REGISTERED PROFESSIONAL
LAND SURVEYOR No. 1978
05/16/95

LOT 16 & 17
LAKE FRANKSTON
RECORDED IN VOLUME 722, PAGE 410
D.R.A.Co., T.

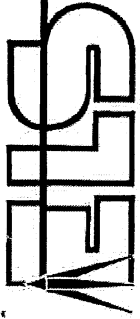


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JOB NO. 93509

BOOK 74, PAGE 71



SURVEYING & MAPPING, INC.
Tyler, Texas

Lot 16 W. Mefford Survey A-549
Anderson County, Texas
93509 74/71
Page 1 of 2
May 16, 1995

FIELD NOTES FOR LOT 16 LAKE FRANKSTON

BEING Lot 16 of Lake Frankston as recorded in volume 722, page 410 of the Deed Records of Anderson County, Texas and being Sam V. Akins's share and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod set at a PVC stake, said iron rod is South 4266.90 feet and East 3279.73 feet from the occupied Northwest corner of Lake Frankston 111 acre tract and being the Northeast corner of Lot 16 and the Southeast corner of Lot 17 and being near a dirt drive;

THENCE S 03°52'39" E along the East boundary line of Lot 16 and along the dirt drive a distance of 52.54 feet to a 1/2" iron rod set at a PVC stake from which a 1/2" iron pipe found bears N 89°37'12" E - 20.66', and said iron rod being the Southeast corner of Lot 16 and being in the North boundary line of Lot 15;

THENCE S 81°09'15" W along the South boundary line of Lot 16 and the North boundary line of Lot 15 a distance of 93.80' to a 1/2 " iron rod set at a PVC stake from which a 1-1/4" iron pipe found bears N 82°39'30" W - 8.59', and said iron rod being the Southwest corner of Lot 16 and the Northwest corner of Lot 15 and being near the edge of water of Lake Frankston;

THENCE N 07°18'32" W along the West boundary line of Lot 16 and the East edge of Lake Frankston a distance of 48.41' to a 1/2" iron rod set at a PVC stake and being the Northwest corner Lot 16 and the Southwest corner of Lot 17 and being near the edge of water of Lake Frankston;

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Tyler, Texas 75701
Off. 903-581-7759 Fax 903-534-1048

Lot 16
W. Mefford Survey A - 549
Anderson County, Texas
93509 74/71
Page 2 of 2

THENCE N 78°49'10" E along the North boundary line of Lot 16 and the South boundary line of Lot 17 a distance of 97.14' feet back to the place of BEGINNING and being all of Lot 16.

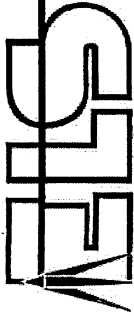
A PLAT ACCOMPANIES THESE FIELD NOTES.

The Bearings recited herein are based on Deed called bearings and were rotated to fit the North line of Lake Frankston Fishing Club. This description was prepared from a survey made on the ground under my supervision in March 1995. The signature on the original field notes is in Red Ink. Any copy of these notes bearing a signature Not in Red Ink will be considered altered and are therefore null and void.

E. L. S. SURVEYING & MAPPING, INC.



E. L. Sartain
Registered Professional Land Surveyor
State of Texas No. 1978



SURVEYING & MAPPING, INC.
Tyler, Texas

Lot 17 W. Mefford Survey A-549
Anderson County, Texas
93509 74/71
Page 1 of 2
May 16, 1995

FIELD NOTES FOR LOT 17 LAKE FRANKSTON

BEING Lot 17 of Lake Frankston as recorded in volume 722, page 410 of the Deed Records of Anderson County, Texas and being Sam V. Akins's share and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod set at a PVC stake, said iron rod is South 4266.90 feet and East 3279.73 feet from the occupied Northwest corner of Lake Frankston 111 acre tract and being the Southeast corner of Lot 17 and the Northeast corner of Lot 16 and being near a dirt drive;

THENCE S 78°49'10" W along the South boundary line of Lot 17 and the North boundary line Lot 16 a distance of 97.14 feet to a 1/2" iron rod set at a PVC stake for the Southwest corner of Lot 17 and the Northwest corner of Lot 16 and being near the edge of water of Lake Frankston;

THENCE N 11°25'20" W along the West boundary line of Lot 17 and the edge of Lake Frankston a distance of 60.62 feet to a 1/2 " iron rod set at a PVC stake from which a 1-1/4" iron pipe found bears N 67°10'06" E - 8.10 feet, and said iron rod being the Northwest corner of Lot 17 and the Southwest corner of Lot 18 and being near the edge of water of Lake Frankston;

THENCE N 74°43'34" E along the North boundary line of Lot 17 and the South boundary line of Lot 18 a distance of 108.12 feet to a 1/2" iron rod set at a PVC stake at the Northeast corner Lot 17 and the Southeast corner of Lot 18 and being near the oil lake road;

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Lot 17
W. Mefford Survey A - 549
Anderson County, Texas
93509 74/71
Page 2 of 2

THENCE S 02°28'59" E along the East boundary line of Lot 17 and along the dirt drive a distance of 69.13 feet back to the place of BEGINNING and being all of Lot 17.

A PLAT ACCOMPANIES THESE FIELD NOTES.

The Bearings recited herein are based on Deed called bearings and were rotated to fit the North line of Lake Frankston Fishing Club. This description was prepared from a survey made on the ground under my supervision in March 1995. The signature on the original field notes is in Red Ink. Any copy of these notes bearing a signature Not in Red Ink will be considered altered and are therefore null and void.

E. L. S. SURVEYING & MAPPING, INC.



E. L. Sartain
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