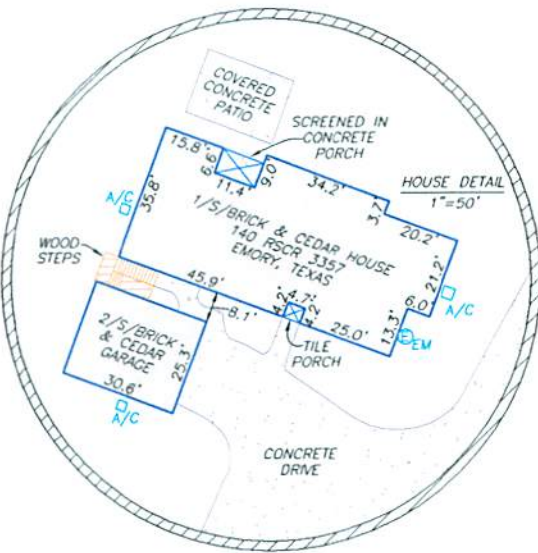


PROPERTY DESCRIPTION

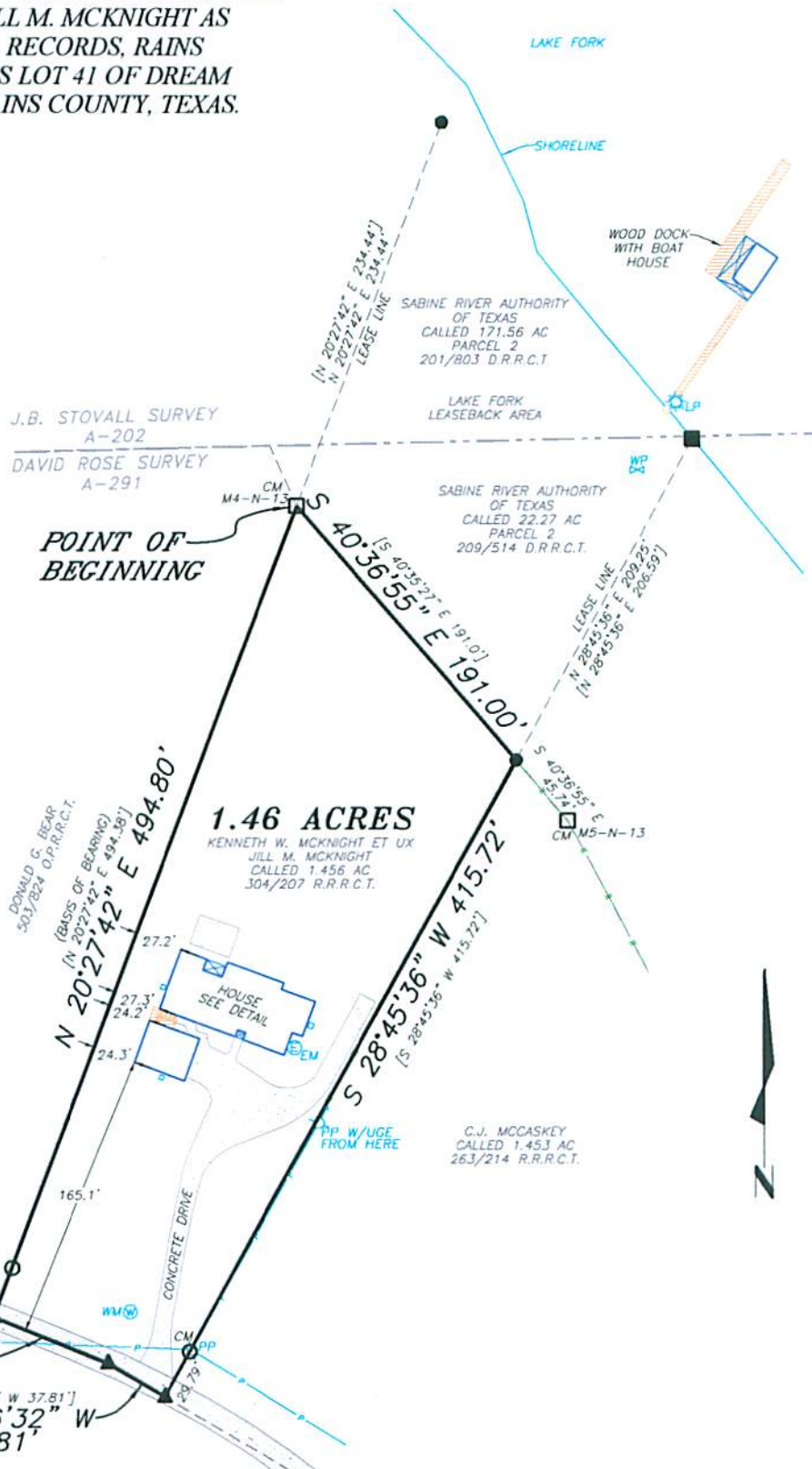
PLAT SHOWING A 1.46 ACRE TRACT SITUATED IN THE DAVID ROSE SURVEY, ABSTRACT NO. 291, RAINS COUNTY, TEXAS, AND BEING ALL OF THE SAME LAND AS A CALLED 1.456 ACRE TRACT DESCRIBED IN A DEED TO KENNETH W. MCKNIGHT, ET UX JILL M. MCKNIGHT AS RECORDED IN VOLUME 304, PAGE 207, REAL RECORDS, RAINS COUNTY, TEXAS, AND ALSO BEING KNOWN AS LOT 41 OF DREAM HILLS, AN UNRECORDED SUBDIVISION IN RAINS COUNTY, TEXAS.



COUNTY ROAD NO. 3357

JACK B. HILLER & WIFE, DELORIS D. HILLER CALLED 1.175 AC 324/492 R.R.C.T.

[N 67°49'22" W 70.0']
70.02'
[N 59°06'32" W 37.81']
37.81'



POINT OF BEGINNING

1.46 ACRES

KENNETH W. MCKNIGHT ET UX
JILL M. MCKNIGHT
CALLED 1.456 AC
304/207 R.R.C.T.

NOTE: All record calls are denoted in []. Lease line information provided by Sabine River Authority.
NOTE: This survey was prepared without the benefit of a title report or title commitment. There may be additional easements or encumbrances affecting this tract that are not shown hereon.
FLOOD NOTE: By graphic plotting only, this property DOES NOT appear to lie within a 100 year flood zone area, according to Flood Insurance Rate Map No. 480975 0002 A, dated October 18, 1977, published by the Federal Emergency Management Agency.

The undersigned does hereby certify that this plat represents an accurate survey made on the ground on August 18, 2010, and the boundaries as located are according to the recorded references shown. Except as shown, this property abuts a public roadway, and there are no visible conflicts, encroachments, or overlapping of improvements. This survey is being provided solely for the use of the current parties and that no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction.

Buyer: Dub and Larenda Harrison

Seller: Kenneth and Jill McKnight

[Handwritten Signature]
GREG CONNAUGHTON R.P.L.S. NO.: 6110



LEGEND	
PP⊙	Power Pole
WM⊙	Water Meter
EM⊙	Electric Meter
—	Guy Anchor
CM	Control Monument
○	1/2" Iron Rod Found
▲	60D Nail Found
▲	60D Nail Set
□	SRA T-Iron Found
●	1/2" Iron Rod Set w/Pink Cap Stamped "Landmark LS"
—	Overhead Powerline
—	Wood Plank Fence
LP⊙	Light Pole
WP⊙	Water Pump
■	Cut-Off
—	T-Post Found

LANDMARK LAND SURVEYING, INC.
101 BILL BRADFORD ROAD
SUITE 13
SULPHUR SPRINGS, TX 75482
(903)438-2400 PHONE (903)438-9955 FAX

IMPROVEMENT SURVEY

SHEET 1 OF 2

SCALE: 1"=100'
DATE: 8/23/10
SURVEYED BY: G.C.
DRAWN BY: G.C.
TECHNICIAN: G.C.
JOB NO. 10-0142

REVISIONS:

BOUNDARY DESCRIPTION

ALL that certain 1.46 acre lot, tract or parcel of land situated in the David Rose Survey, Abstract No. 291, Rains County, Texas, and being all of the same land as a called 1.456 acre tract described in a deed from Blaine Francis Leist, et ux Linda Sue Leist to Kenneth W. McKnight, et ux Jill M. McKnight as recorded in Volume 304, Page 207, Real Records, Rains County, Texas, (R.R.R.C.T.), said 1.46 acre tract being described by metes and bounds as follows:

BEGINNING at an SRA T-iron (M4-N-13) found at the northwest corner of said 1.456 acre tract and the easterly most northeast corner of a tract described in a deed to Donald G. Bear as recorded in Volume 503, Page 824, Official Public Records, Rains County, Texas, (O.P.R.R.C.T.), and on the southwest line of a called 22.27 acre tract described as Parcel 2 in a deed to Sabine River Authority of Texas as recorded in Volume 209, Page 514, Deed Records, Rains County, Texas, (D.R.R.C.T.), and being on the project boundary of Lake Fork for a corner;

THENCE S 40°36'55" E along the northeast line of said 1.456 acre tract and the southwest line of said 22.27 acre tract and along said project boundary a distance of 191.00 feet to a 1/2" iron rod with pink cap stamped "Landmark LS" set at the northeast corner of said 1.456 acre tract and the northwest corner of a called 1.453 acre tract described in a deed to C.J. McCaskey as recorded in Volume 263, Page 214, R.R.R.C.T., for a corner, from said point an SRA T-iron (M5-N-13) found at an angle corner of said 22.27 acre tract and said 1.453 acre tract bears S 40°36'55" E a distance of 45.74 feet for a reference;

THENCE S 28°45'36" W along the east line of said 1.456 acre tract and the west line of said 1.453 acre tract a distance of 415.72 feet to a 60D nail set in County Road No. 3357 at the southeast corner of said 1.456 acre tract and the southwest corner of said 1.453 acre tract on the north line of a called 1.175 acre tract described in a deed to Jack B. Hiller and wife, Deloris D. Hiller as recorded in Volume 324, Page 492, R.R.R.C.T., for a corner, said point bears S 28°45'36" W a distance of 29.79 feet from a 1/2" iron rod found for a reference;


THENCE N 59°06'32" W along the south line of said 1.456 acre tract and the north line of said 1.175 acre tract and along said County Road No. 3357 a distance of 37.81 feet to a 60D nail set at an angle corner of said 1.456 acre tract and said 1.175 acre tract for a corner;

THENCE N 67°49'22" W continuing along the south line of said 1.456 acre tract and the north line of said 1.175 acre and along said County Road No. 3357 tract a distance of 70.02 feet to a 60D nail found at the southwest corner of said 1.456 acre tract and the southeast corner of said Bear tract for a corner;

THENCE N 20°27'42" E (Basis of Bearing) along the west line of said 1.456 acre tract and the east line of said Bear tract a distance of 494.80 feet to the POINT OF BEGINNING and containing 1.46 acres of land, more or less, also being known as 140 RSCR 3357, Emory, Texas, and also being known as Lot 41 of Dream Hills, an unrecorded subdivision in Rains County, Texas.

The undersigned does hereby certify that the attached plat represents an accurate survey made on the ground on August 18, 2010, and the boundaries as located are according to the recorded references shown. Except as shown, this property abuts a public roadway, and there are no visible conflicts, encroachments, or overlapping of improvements. This survey is being provided solely for the use of the current parties and that no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction.

Date: 8/23/10



Greg Connaughton, RPLS No. 6110
Sheet 2 of 2 Job No. 10-0142



**LANDMARK
LAND
SURVEYING, INC.**
101 Bill Bradford Road, Suite 13
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