LSM INC.

P.O. BOX 44 LIVINGSTON, TEXAS 77351 409 / 327-4296

State of Texas

County of Polk

Being 2.000 acres of land situated in the State of Texas, County of Polk, a part of W. P. Valentine Survey, A-591, and being a part of the 41.927 acre tract described in deed to Tracy Darlene Fortune Cobb recorded in Volume 912, Page 331 of the Official Records, and this 2.000 acre tract being more particularly described as follows:

Beginning at a concrete monument (controlling monument) found for the northwest corner of said 41.927 acre tract located within the margins of F. M. Highway No. 352, said point being the northeast corner of a called 22.60 acre tract described in deed to Cloyce Reinhardt recorded in Volume 550, Page 62 of said Deed Records, said point also being located on the south line of a called 23.312 acre tract described in deed to J. C. Reinhardt recorded in Volume 267, Page 860 of said Deed Records;

Thence S 86° 13' 50" E (bearings based on deed call of 41.927 acre tract - Vol. 912, Pg. 332) 30.06 ft. along the common line between said 41.927 acre tract and said called 23.312 acre tract and within the margins of said F. M. Highway No. 352, to a 1/2" iron rod set for corner;

Thence South 370.00 ft. to a 1/2" iron rod set for an exterior corner of the herein described 2.000 acre tract;

Thence East 260.00 ft. to a 1/2" iron rod set for an interior corner of the herein described 2.000 acre tract;

Thence South 262.03 ft. to a 1/2" iron rod set for the southeast corner of the herein described 2.000 acre tract;

Thence West 290.00 ft. to a 1/2" iron rod (controlling monument) set for the southwest corner of the herein described 2.000 acre tract located on the west line of said 41.927 acre tract;

Thence North 634.00 ft. along the west line of said 41.927 acre tract to the place of beginning and containing within these bounds 2.000 acres of land as depicted on a plat prepared by James R. Lowe, PLS No. 4751, Texas.

o Surveyor's Certificate o

To the lienholders and/or the owner of the premises surveyed and to the title guaranty company:

The undersigned does hereby certify that the above description was prepared from a survey made the 12th day of October, 1994, on the ground of the property legally described herein and is correct, and that there are no discrepancies, conflicts or shortages in area and boundary lines, or any visible encroachments, or any overlapping of improvements, or any apparent easements or rights of way, except as shown on the plat attached hereto, and that said property has access to and from a dedicated roadway as described herein.

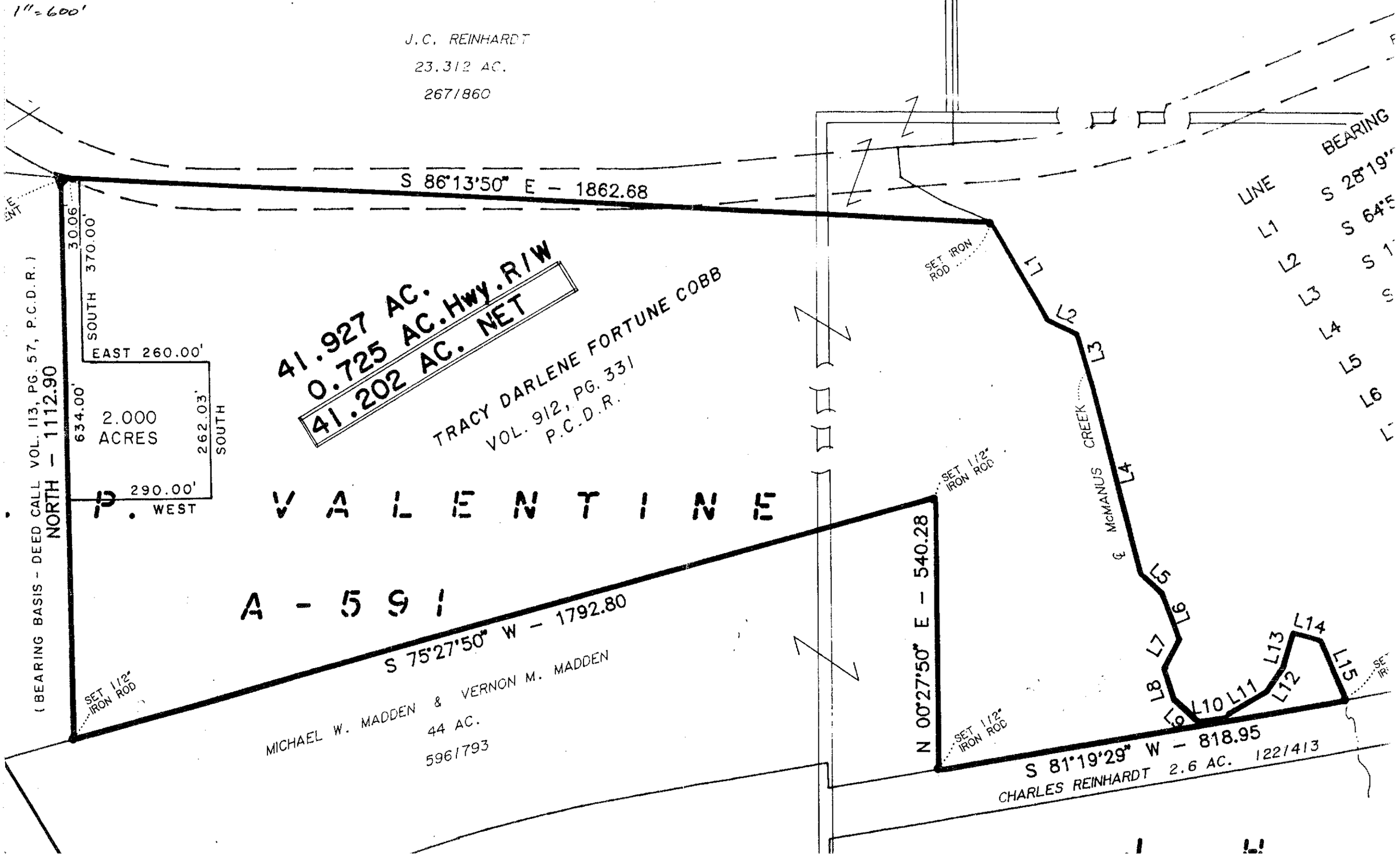
Dated this the 13th day of October, 1994

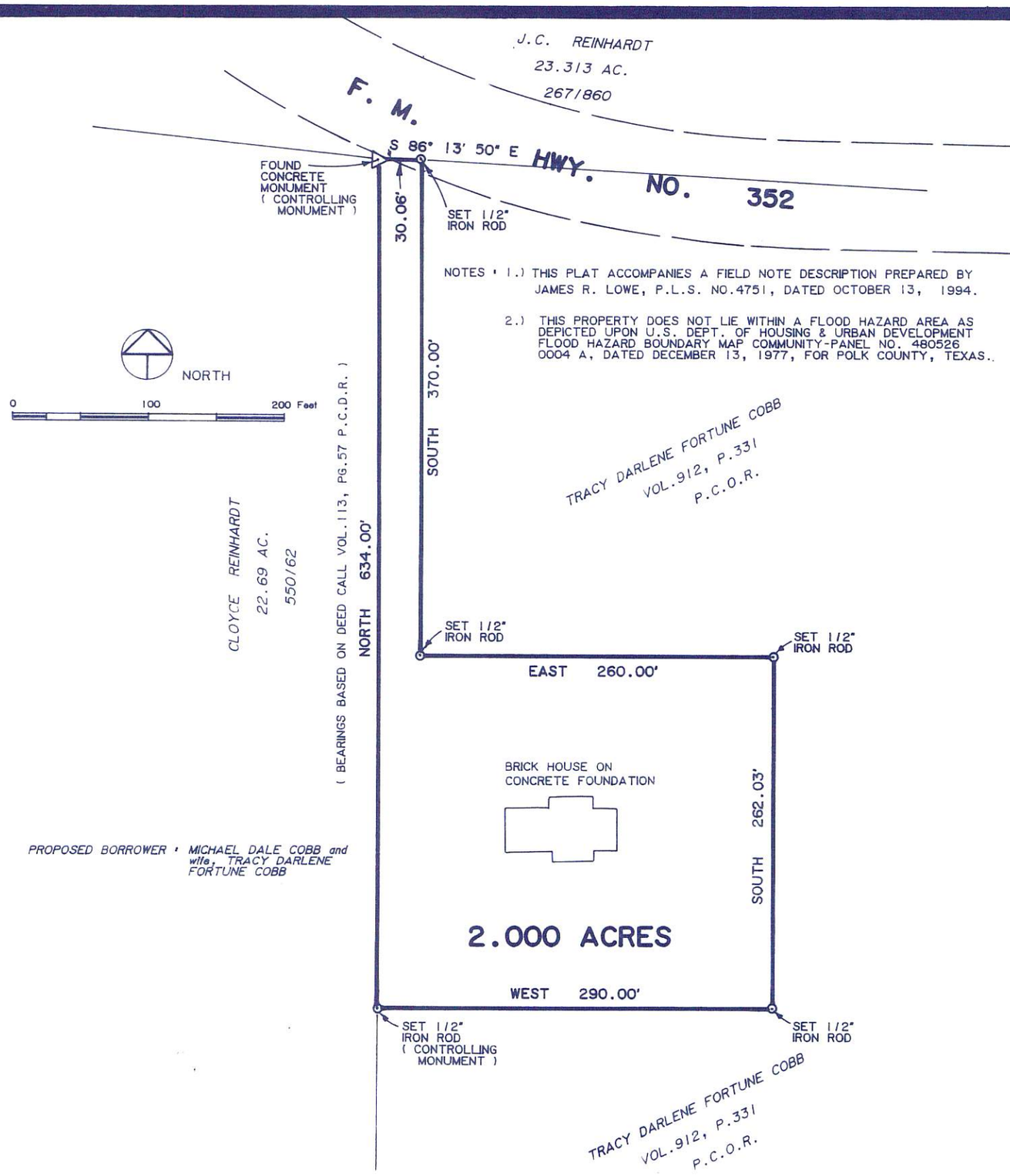
Lowe Surveying & Mapping
Livingston, Texas

James R. Lowe, PLS
No. 4751, Texas

STATE OF TEXAS REGISTERED JAMES R. LOWE 4751 PROFESSIONAL LAND SURVEYOR

Livingston Abst,
409-327-2505


1"=600'
J.C. REINHARDT
23.312 AC.
267/860
S 86°13'50" E – 1862.68
30.06'
SOUTH 370.00'
EAST 260.00'
634.00'
2.000
ACRES
262.03'
SOUTH
290.00'
WEST
NORTH – 1112.90
(BEARING BASIS - DEED CALL VOL. 113, PG. 57, P.C.D.R.)
41.927 AC.
0.725 AC. Hwy. R/W
41.202 AC. NET
TRACY DARLENE FORTUNE COBB
VOL. 912, PG. 331
P.C.D.R.
P. VALENTINE
A - 591
S 75°27'50" W – 1792.80
SET 1/2" IRON ROD
MICHAEL W. MADDEN & VERNON M. MADDEN
44 AC.
596/793
SET IRON ROD
SET 1/2" IRON ROD
N 00°27'50" E – 540.28
SET 1/2" IRON ROD
S 81°19'29" W – 818.95
CHARLES REINHARDT 2.6 AC. 122/413
℄ McMANUS CREEK
L1
L2
L3
L4
L5
L6
L7
L8
L9
L10
L11
L12
L13
L14
L15
BEARING
LINE
L1 S 28°19'
L2 S 64°5
L3 S 1
L4 S
L5
L6
L7



SURVEY PLAT

SHOWING 2.000 ACRES OF LAND SITUATED IN THE STATE OF TEXAS, COUNTY OF POLK, A PART OF THE W.P. VALENTINE SURVEY, A-591, AND BEING A PART OF THE 41.927 ACRE TRACT DESCRIBED IN DEED TO TRACY DARLENE FORTUNE COBB RECORDED IN VOLUME 912, PAGE 331 OF THE OFFICIAL RECORDS OF POLK COUNTY, TEXAS.

: SURVEYOR'S CERTIFICATE :

TO THE LIENHOLDERS AND/OR THE OWNER OF THE PREMISES SURVEYED AND TO THE TITLE GUARANTY COMPANY :

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE THE 12TH DAY OF OCTOBER, 1994, ON THE GROUND OF THE PROPERTY LEGALLY SHOWN HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS OR SHORTAGES IN AREA AND BOUNDARY LINES, OR ANY VISIBLE ENCROACHMENTS, OR ANY OVERLAPPING OF IMPROVEMENTS, OR ANY APPARENT EASEMENTS OR RIGHTS OF WAY, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY AS SHOWN HEREON.

DATED THIS THE 2ND DAY OF FEBRUARY, 1995.

LOWE SURVEYING & MAPPING
LIVINGSTON, TEXAS

STATE OF TEXAS
REGISTERED
JAMES H. LOWE
4751
PROFESSIONAL
LAND SURVEYOR

BY : JAMES R. LOWE, R.P.L.S. NO. 4751, TEXAS