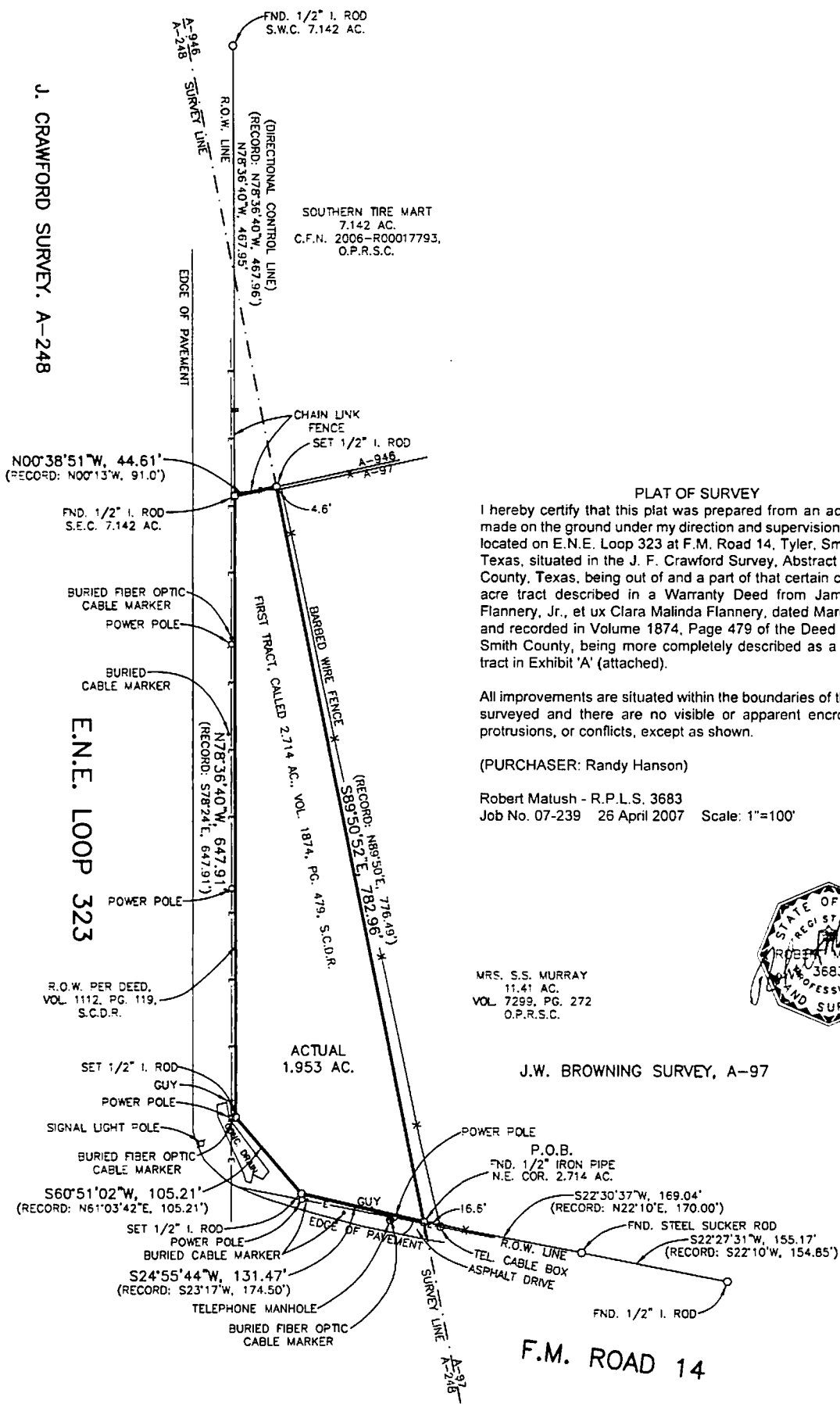


E.N. STRINGER SURVEY, A-946

(R.O.W. & BEARING BASIS PER DEED, C.F.N. 2006-R00017793)



J. CRAWFORD SURVEY, A-248



PLAT OF SURVEY

I hereby certify that this plat was prepared from an actual survey made on the ground under my direction and supervision of property located on E.N.E. Loop 323 at F.M. Road 14, Tyler, Smith County, Texas, situated in the J. F. Crawford Survey, Abstract 248, Smith County, Texas, being out of and a part of that certain called 2.714 acre tract described in a Warranty Deed from James Harvey Flannery, Jr., et ux Clara Malinda Flannery, dated March 3, 1981, and recorded in Volume 1874, Page 479 of the Deed Records of Smith County, being more completely described as a 1.953 acre tract in Exhibit 'A' (attached).

All improvements are situated within the boundaries of the property surveyed and there are no visible or apparent encroachments, protrusions, or conflicts, except as shown.

(PURCHASER: Randy Hanson)

Robert Matush - R.P.L.S. 3683
Job No. 07-239 26 April 2007 Scale: 1"=100'



MRS. S.S. MURRAY
11.41 AC.
VOL. 7299, PG. 272
O.P.R.S.C.

J.W. BROWNING SURVEY, A-97

BOB MATUSH SURVEYING, INC.

2624 KENSINGTON DRIVE, SUITE 107, TYLER, TEXAS 75703 TEL. (903) 561-7287

JOB NO. 07-239 DATE: 26 APRIL 2007 SCALE: 1"=100'

EXHIBIT 'A'

**Metes and Bounds Description
1.953 Acre Tract**

All that certain tract or parcel of land situated in the J. F. Crawford Survey, Abstract 248, Smith County, Texas, being out of and a part of that certain called 2.714 acre tract described in a Warranty Deed from James Harvey Flannery, Jr., et ux Clara Malinda Flannery, dated March 3, 1981, and recorded in Volume 1874, Page 479 of the Deed Records of Smith County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found for the northeast corner of said called 2.714 acre tract, same being in the north line of said J.F. Crawford Survey, A-248, same being in the west right-of-way line of F.M. Road 14;

THENCE, South 24°55'44" West, with the east line of said 2.714 acre tract, a distance of 131.47 feet to a ½" iron rod set for the northernmost southeast corner of the herein described tract, same being in the north right-of-way line of E.N.E. Loop 323;

THENCE, South 60°51'02" West, with said north right-of-way line of E.N.E. Loop 323, as described in a Deed from James H. Flannery et ux Clara M. Flannery to the State of Texas, dated March 20, 1964, and recorded in Volume 1112, Page 119 of said Deed Records, a distance of 105.21 feet to a ½" iron rod set for a corner of same;

THENCE, North 78°36'40" West, continuing with said north right-of-way line of E.N.E. Loop 323, a distance of 647.91 feet to a ½" iron rod found for the southwest corner of the herein described tract, same being in the west line of said 2.714 acre tract;

THENCE, North 00°38'51" West, with said west line of said 2.714 acre tract, a distance of 44.61 feet to a ½" iron rod set for the northwest corner of said 2.714 acres, same being in said north line of said J.F. Crawford Survey;

THENCE, South 89°50'52" East, with the north line of said 2.714 acre tract, same being said north line of said J.F. Crawford Survey, a distance of 782.96 feet to the POINT OF BEGINNING and containing 1.953 acres of land.

I hereby certify that the above description was prepared from an actual survey made on the ground under my direction and supervision during the Month of April, 2007. GIVEN UNDER MY HAND AND SEAL this date, 26 April 2007.

(Reference is hereby made to the plat of survey, Job No. 07-239. Bearings are based on the south line of the adjoining 7.142 acre tract, described in a Deed recorded under C.F.N. 2006-R00017793, O.P.R.S.C.: North 78°36'40" West, 467.95 feet)

Robert Matush
Registered Professional Land Surveyor
Texas Registration No. 3683

GF NO. 2073137

