



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 State Highway 155, Tyler, Smith County, Texas, situated in the Don Thomas Quevado Seven League Grant, Abstract 18, Section 19, Smith County, Texas, being out and a part of that certain called 5.616 acre tract described in a Warranty Deed from Rodney G. Eschberger et ux Julia G. Eschberger to Mark Foster dba Foster Properties, and recorded in Volume 7761, Page 51 of the Official Public Records of Smith County, being more completely described as a 4.535 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.

(Prepared for Mark Foster Properties)

Robert Matush - R.P.L.S. 3683
Job No. 06-644A 21 September 2006 Scale: 1"=100'



EXHIBIT 'A'

Metes and Bounds Description 4.535 Acre Tract

All that certain tract or parcel of land situated in the Don Thomas Quevado Seven League Grant, Abstract 18, Section 19, Smith County, Texas, being out and a part of that certain called 5.616 acre tract described in a Warranty Deed from Rodney G. Eschberger et ux Julia G. Eschberger to Mark Foster dba Foster Properties, and recorded in Volume 7761, Page 51 of the Official Public Records of Smith County, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron pipe found for the northwest corner of said called 5.616 acre tract;

THENCE, South 59°44'58" East, with the north line of said 5.616 acre tract (and the bearing basis of this survey as related to the record bearing), a distance of 311.68 feet to a ½" iron rod set for the northwest corner of a 1.081 acre tract surveyed this date;

THENCE, South 30°15'02" West, a distance of 126.26 feet to a ½" iron rod set for the southwest corner of said 1.081 acre tract;

THENCE, South 59°11'53" East, a distance of 240.64 feet to a ½" iron rod set for a corner of said 1.081 acre tract;

THENCE, South 31°32'41" East, a distance of 85.68 feet to a ½" iron rod set for a corner of said 1.081 acre tract;

THENCE, South 57°39'56" East, a distance of 25.00 feet to a ½" iron rod set for the southeast corner of said 1.081 acre tract, same being in the southeast line of said 5.616 acre tract, same being in the northwest right-of-way line of State Highway 155;

THENCE, South 34°03'32" West, with said southeast line of said 5.616 acre tract, same being said northwest right-of-way line of State Highway 155, a distance of 312.96 feet to a ½" iron rod found for the southeast corner of said 5.616 acres;

THENCE, North 59°50'50" West, a distance of 350.30 feet to a ½" iron rod found for the southwest corner of said 5.616 acre tract;

THENCE, North 01°39'05" West, a distance of 82.63 feet to a ½" iron rod found for a corner;

THENCE, North 00°50'41" East, a distance of 314.13 feet to a ½" iron rod found for a corner;

THENCE, North 00°17'34" West, a distance of 102.14 feet to a ½" iron rod found for a corner;

THENCE, North 01°45'07" West, a distance of 60.22 feet to the POINT OF BEGINNING and containing 4.535 acres of land.

Exhibit 'A'
4.535 Acres
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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 September, 2006. GIVEN UNDER MY HAND AND SEAL this date, 21 September 2006.

(Reference is hereby made to the plat of survey, Job No. 06-644A)

Robert Matush
Registered Professional Land Surveyor
Texas Registration No. 3683

