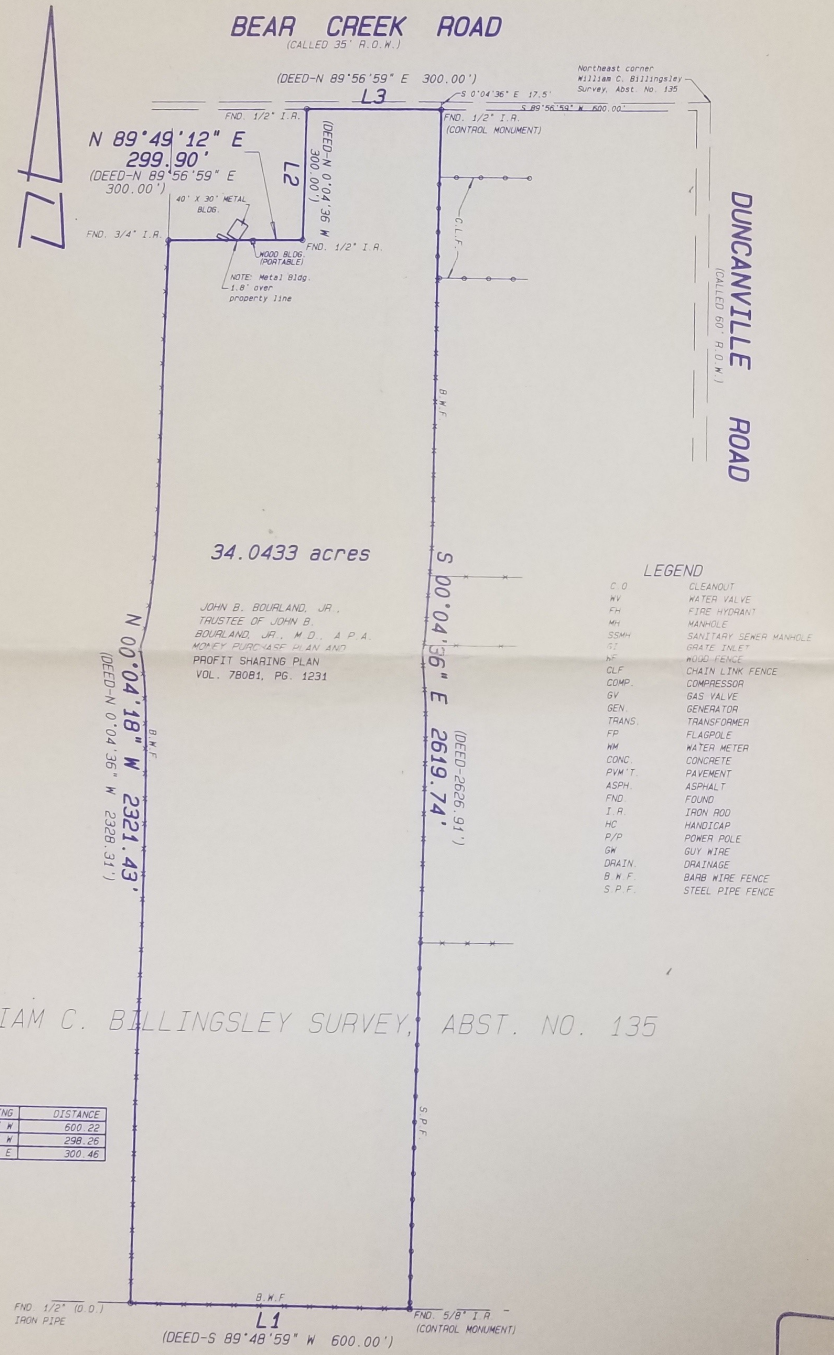

LINE	BEARING	DISTANCE
L1	S 89°58'16" W	600.22
L2	N 00°08'36" W	298.26
L3	S 89°53'11" E	300.46

LEGEND

C.O.	CLEANOUT
WV	WATER VALVE
FH	FIRE HYDRANT
MH	MANHOLE
SSMH	SANITARY SEWER MANHOLE
GI	GRATE INLET
WF	WOOD FENCE
CLF	CHAIN LINK FENCE
COMP.	COMPRESSOR
GV	GAS VALVE
GEN.	GENERATOR
TRANS.	TRANSFORMER
FP	FLAGPOLE
WM	WATER METER
CONC.	CONCRETE
PVM'T.	PAVEMENT
ASPH.	ASPHALT
FND.	FOUND
I.R.	IRON ROD
HC	HANDICAP
P/P	POWER POLE
GW	GUY WIRE
DRAIN.	DRAINAGE
B.W.F.	BARB WIRE FENCE
S.P.F.	STEEL PIPE FENCE

This survey was performed in connection with the transaction described in GF No. 2502-263180 of Stewart Title Land Title Company. Use of this survey for any other purpose or by any other parties shall be strictly prohibited as this survey is a copyright owned by Fugate Surveying, Inc., and all other uses are forbidden without prior written consent of Fugate Surveying, Inc..

NOTE: This tract of land does not appear to be within a designated 100 Yr. Flood Plain, per the Flood Insurance Rate Map, Map No. 48113C0620 J, Effective Date: August 23, 2001, Zone X.

NOTE: Base bearing taken from the John B. Bourland deed recorded in Vol. 78081, Pg. 1231 and is the S 0°04'36" E along it's east line.

LEGAL DESCRIPTION

Being a tract of land situated in the William C. Billingsley Survey, Abstract No. 135, Dallas County, Texas and being a tract of land conveyed by Warranty Deed to John B. Bourland, Jr., Trustee of John B. Bourland, Jr., M.D., a P.A. Money Purchase Plan and Profit Sharing Plan, recorded in Volume 78081, Page 1231, Deed Records, Dallas County, Texas and being more particularly described as follows:

Beginning at a 1/2 inch iron rod found for the northeast corner of said Bourland tract, said point also being on the south line of said Bear Creek Road (called 35' R.O.W.), said point also being S 89°56'59" W, 600.00 ft. and S 00°04'36" E, 17.50 ft. from the northeast corner of said Billingsley survey;

THENCE S 00°04'36" E, leaving the south line of said Bear Creek Road and along the east line of said Bourland tract, a distance of 2619.74 ft. (Deed-2626.91 ft.) to a 5/8 iron rod found for the southeast corner of said Bourland tract;

THENCE S 89°58'16" W (Deed-S 89°48'59" W) along the south line of said Bourland tract, a distance of 600.22 ft. (Deed-600.00 ft.) to a 1/2 inch (O.D.) iron pipe for the southwest corner of Bourland tract;

THENCE N 00°04'18" W (Deed-N 00°04'36" W), along the most westerly line of said Bourland tract, a distance of 2321.43 ft. (Deed-2328.31 ft.) to a 3/4 inch iron rod found for corner;

THENCE N 89°49'12" E (Deed-N 89°49'12" E), along a northerly line of said Bourland tract, a distance of 299.90 ft. (Deed-300.00 ft.) to 1/2 inch iron rod found for an ell corner in said Bourland tract;

THENCE N 00°08'36" W (Deed-N 00°04'36" W), along a westerly line of said Bourland tract, a distance of 298.26 ft. (Deed-300.00 ft.) to a 1/2 inch iron rod found for corner on the south line of said Bear Creek Road;

THENCE S 89°53'11" E (Deed-N 89°56'59" E), along the south line of said Bear Creek Road, a distance of 300.46 ft. (Deed-300.00 ft.) to the Point of Beginning and containing 34.0433 acres (1,482,928 Sq. Ft.) of land.

CERTIFICATION

This survey was performed in connection with the property described in GF No. 2502-263180 of Stewart Title Land Title Company. USE OF THIS SURVEY FOR ANY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. I, Danny B. Fugate, Registered Professional Land Surveyor, State of Texas, do certify to that this plat represents measurements performed upon the ground under my supervision, and indicates set back lines (if any), apparent easements or easements that I have been made aware of in connection with this GF. No., and fences as they are visible on the ground, and that the visible improvements, if any, are wholly within the boundary lines of the property, and that there are no encroachments, protrusions, or overlapping of improvements except as shown hereon. This is a true and correct survey.

By: _____
Registered Professional Land Surveyor No. 3671
State of Texas

DATE: 11-6-2006

FUGATE SURVEYING
235 E. BELTLINE ROAD
DESOTO, TEXAS 75115 (972) 223-0740

BOUNDARY SURVEY

drawn	scale	date
	1"=200'	

97-114