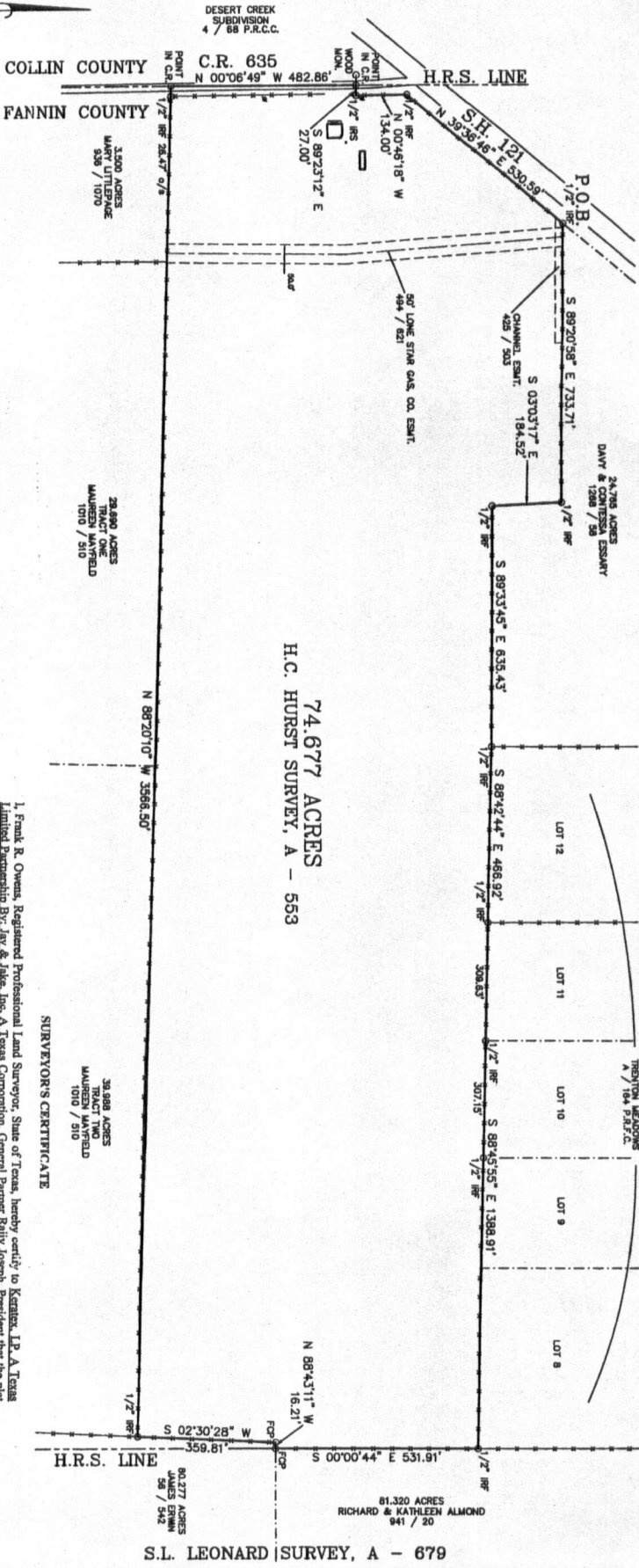




LEGAL DESCRIPTION

BEING a tract or parcel of land situated in Fannin County, Texas, being part of the H.C. Hurst Survey, Abstract No. 553, being all of a 74,272 acre tract of land (First Tract) as described in a Quit Claim Deed from Mary Rowell to Hugh E. Rowell and Mary E. Rowell, Trustees of the Rowell Loving Trust as recorded in Volume 740 at Page 256 of the Land Records of Fannin County, Texas and being further described as follows:

BEGINNING at a 1/2 inch iron rod found for a corner at the northeastern northwest corner of said 74,272 acre tract on the southeast right-of-way of State Highway No. 121, said Point of Beginning being the existing westernmost southwest corner to a 24,765 acre tract of land as conveyed to Davy and Contessa Essary as recorded in Volume 1268 at Page 58 of the Official Public Records of Fannin County, Texas;

THENCE S 89°20'58" E along a fence, a distance of 733.71 feet to a 1/2 inch iron rod found for a corner;

THENCE S 03°03'17" E along a fence, a distance of 184.52 feet to a 1/2 inch iron rod found for a corner;

THENCE S 89°33'45" E along a fence, a distance of 635.43 feet to a 1/2 inch iron rod found for a corner;

THENCE S 88°42'44" E along a fence, a distance of 466.92 feet to a 1/2 inch iron rod found for a corner;

THENCE S 88°45'55" E along a fence, a distance of 616.78 feet, in all a total distance of 1388.91 feet to a 1/2 inch iron rod found for a corner at the northeast corner of said 74,272 acre tract;

THENCE S 00°00'44" E along a fence, a distance of 531.91 feet to a fence post for a corner;

THENCE N 88°43'11" W along a fence, a distance of 162.21 feet to a fence post for a corner;

THENCE S 02°30'29" W along a fence, a distance of 359.81 feet to a 1/2 inch iron rod found for a corner at the southwest corner of said 74,272 acre tract, in the center of Collin County Road No. 635, said corner being further marked by a 1/2 inch iron rod found on the east side of Collin County Road No. 635, said 88°20'10" E at a distance of 26.47 feet;

THENCE N 00°06'49" W along the center of Collin County Road No. 635, a distance of 482.86 feet to a point for a corner;

THENCE S 89°23'12" E a distance of 27.00 feet to a 1/2 inch iron rod set for a corner;

THENCE N 00°46'18" W along a fence and the east line of Collin County Road No. 635, a distance of 134.00 feet to a 1/2 inch iron rod found for a corner on the southeast right-of-way of State Highway No. 121;

THENCE N 39°36'46" E along a fence and the southeast right-of-way of State Highway No. 121, a distance of 530.59 feet returning to the Point of Beginning and containing 74,677 acres of land.

SURVEYOR'S CERTIFICATE

I, Frank R. Owens, Registered Professional Land Surveyor, State of Texas, hereby certify to Kenneth, L.P.A. Texas Limited Partnership, By: Jay & Jake, Inc., A Texas Corporation, General Partner: Billy Joseph, President that the plat hereon is a true and correct representation of the property as determined by survey upon the ground, the lines and dimensions of said property being indicated by the plat, the visible improvements are within the boundaries of the property set back from the property lines the distances indicated and there are NO VISIBLE ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, except as shown on the plat.



Date: November 29, 2007

Scale: 1" = 200'

NOTE: BEARINGS ARE BASED ON THE SOUTH LINE OF SAID 74,272 ACRE TRACT.

NOTE: ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 480807 0010 A DATED NOVEMBER 8, 1977, PUBLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

NOTE: THE FOLLOWING EASEMENTS DO AFFECT THE ABOVE DESCRIBED TRACT OF LAND:

1. EASEMENT FILED ON MAY 23, 1967, EXECUTED BY T.N. BROOKS AND WIFE, GRACE BROOKS TO LONE STAR GAS COMPANY AS RECORDED IN VOLUME 494 AT PAGE 621 OF THE LAND RECORDS OF FANNIN COUNTY, TEXAS AND AS SHOWN ON THE DRAWING.
2. EASEMENT FILED ON JANUARY 29, 1960, EXECUTED BY T.N. BROOKS AND WIFE, GRACE BROOKS TO THE STATE OF TEXAS AS RECORDED IN VOLUME 425 AT PAGE 503 OF THE LAND RECORDS OF FANNIN COUNTY, TEXAS AND AS SHOWN ON DRAWING.

NOTE: THE FOLLOWING EASEMENT DOES NOT AFFECT THE ABOVE DESCRIBED TRACT OF LAND:

1. RIGHT-OF-WAY DEED FILED ON JANUARY 29, 1960, EXECUTED BY T.N. BROOKS AND WIFE, GRACE BROOKS TO THE STATE OF TEXAS AS RECORDED IN VOLUME 425 AT PAGE 500 OF THE LAND RECORDS OF FANNIN COUNTY, TEXAS.

LEGEND

- POWER POLE
- WATER VALVE
- WIRE TOWER
- UNDERGROUND CABLE MARKER
- WOOD PILE
- SHED
- WOOD FENCE
- CHUNKY TRAIL

OWENS Land Surveying

P.O. BOX 1115
GREENWILE, TX 75403-1115

DATE: NOV. 29, 2007
DRAWN BY: B. EBERT

SCALE: 1" = 200'
JOB NO.: 2007-566