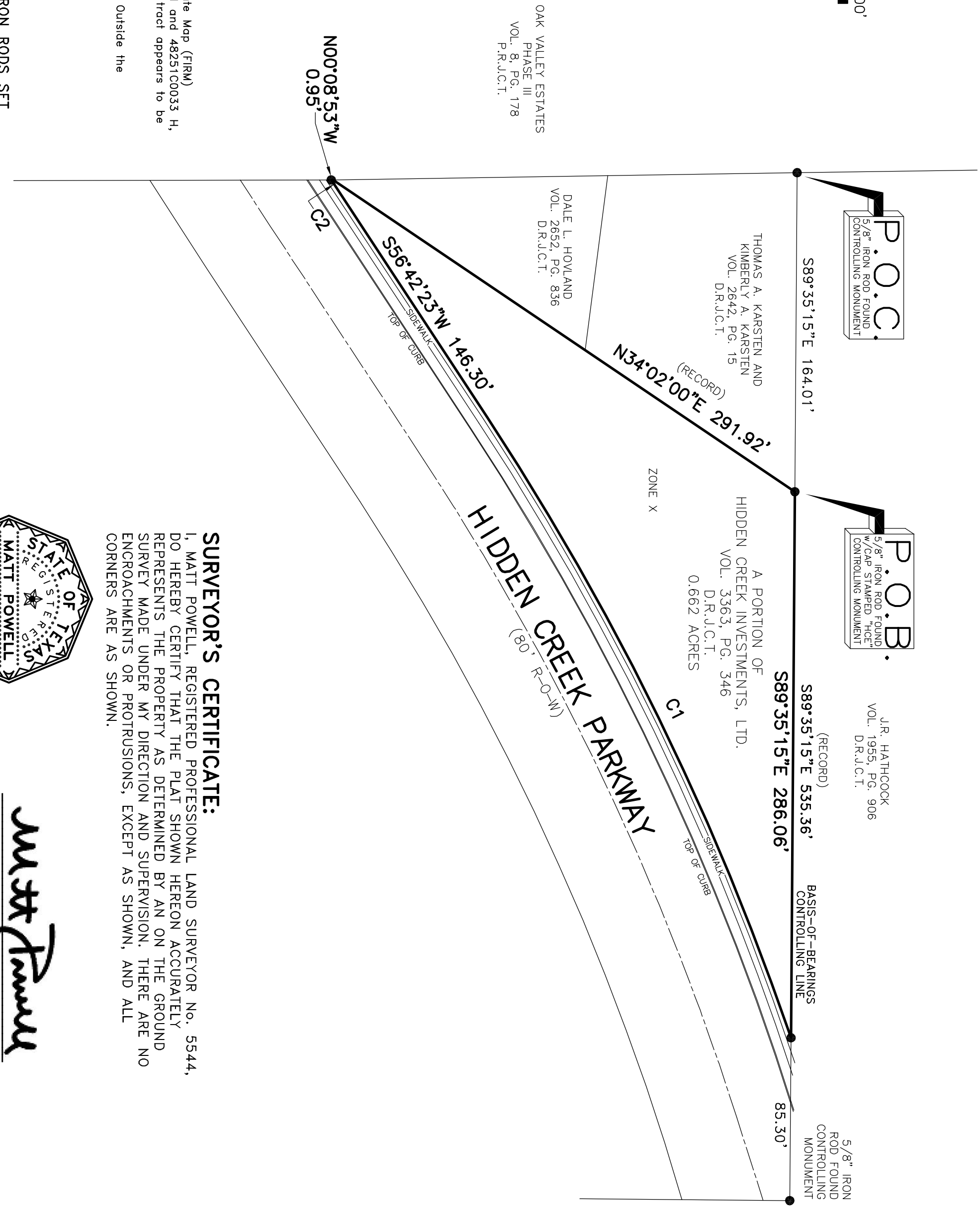
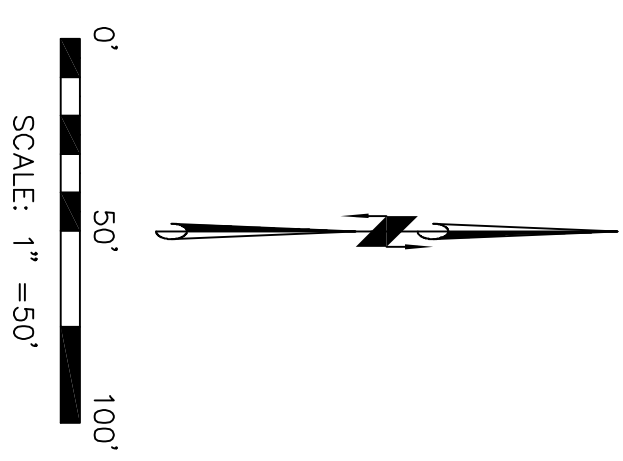


CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1440.00'	362.64'	14°25'45"	S 63°55'15" W	361.69'
C2	3460.00'	2.73'	00°02'42"	S 56°43'44" W	2.73'

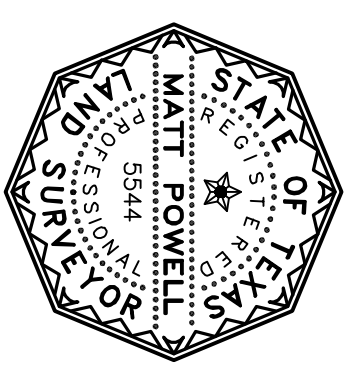


FLOOD PLAN NOTE:
According to the Flood Insurance Rate Map (FIRM) Community Panel No. 48251C0041 H and 48251C0033 H, dated January 6, 1999, the subject tract appears to be in the following zone area:
ZONE X - Areas Determined to be Outside the 500-Year Floodplain.

NOTE:
ALL CORNERS ARE 1/2 INCH IRON RODS SET WITH PLASTIC CAPS STAMPED, "RPLS 5544", UNLESS OTHERWISE NOTED.



() DENOTES RECORD DATA.



Matt Powell
MATT POWELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5544
DATED: 06/02/06

SURVEYOR'S CERTIFICATE:
I, MATT POWELL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5544, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION. THERE ARE NO ENCROACHMENTS OR PROTRUSIONS, EXCEPT AS SHOWN, AND ALL CORNERS ARE AS SHOWN.

LEGAL DESCRIPTION:

BEING A 0.662 ACRE TRACT OF LAND SITUATED IN THE WILLIAM B. CAPP'S SURVEY, ABSTRACT NO. 140, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND AS CONVEYED TO HIDDEN CREEK INVESTMENT, LTD., IN THE DEED RECORDED IN VOLUME 3363, PAGE 346 DEED RECORDS, JOHNSON COUNTY, TEXAS (D.R.J.C.T.), SAID PORTION BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD FOUND ON THE EAST LINE OF OAK VALLEY ESTATES, PHASE III, AN ADDITION TO THE CITY OF BURLESON, TEXAS, AS RECORDED IN VOLUME 8, PAGE 178, PLAT RECORDS, JOHNSON COUNTY, TEXAS (P.R.J.C.T.), SAID CORNER BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO J.R. HATHCOCK, AS RECORDED IN VOLUME 1955, PAGE 906. D.R.J.C.T., SAID CORNER ALSO BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO THOMAS A. KARSTEN AND KIMBERLY A. KARSTEN, AS RECORDED IN VOLUME 2642, PAGE 15, D.R.J.C.T.:

THENCE SOUTH 89°35'15" EAST, A DISTANCE OF 164.01 FEET TO A 5/8 INCH IRON ROD FOUND WITH A CAP STAMPED "HCE" FOR THE POINT OF BEGINNING, SAID POINT BEING THE NORTHEAST CORNER OF SAID KARSTEN TRACT, AND THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 89°35'15" EAST, A DISTANCE OF 286.06 FEET TO A 1/2 INCH IRON ROD SET WITH A PLASTIC CAP STAMPED "RPLS 5544" IN THE NORTHERLY RIGHT OF WAY LINE OF HIDDEN CREEK PARKWAY (80' R-O-W) BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 1440.00 FEET, WHOSE LONG CHORD BEARS SOUTH 63°55'15" WEST, 361.69 FEET;

THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 14°25'45" AN ARC LENGTH OF 362.64 FEET TO A 1/2 INCH IRON ROD FOUND WITH A PLASTIC CAP STAMPED "RPLS 5544"

THENCE SOUTH 56°42'23" WEST, ALONG THE NORTHERLY RIGHT OF WAY OF HIDDEN CREEK PARKWAY (80' R-O-W) A DISTANCE OF 146.30 FEET TO A 1/2 INCH IRON ROD FOUND WITH A PLASTIC CAP STAMPED "RPLS 5544"

THENCE BEING AT THE BEGINNING OF A CURVE TO THE RIGHT WITH A RADIUS OF 3460.00, WHOSE LONG CHORD BEARS SOUTH 56°43'44" WEST, 2.73 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 0°02'42", AN ARC LENGTH OF 2.73 FEET, TO A 1/2 INCH IRON ROD FOUND WITH A PLASTIC CAP STAMPED "RPLS 5544" IN THE EASTERLY LINE OF SAID OAK VALLEY PHASE III;

THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 00°08'53" WEST, A DISTANCE OF 0.95 FEET TO A 5/8 INCH IRON ROD FOUND WITH A PLASTIC CAP STAMPED "HCE";

THENCE NORTH 34°02'00" EAST, A DISTANCE OF 291.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.662 ACRES OF LAND MORE OR LESS.

A BOUNDARY SURVEY OF
0.662 ACRES
SITUATED IN THE
WILLIAM B. CAPP'S SURVEY
ABSTRACT NO. 140
CITY OF BURLESON, JOHNSON COUNTY, TEXAS

BEING A 0.662 ACRE TRACT OF LAND SITUATED IN THE WILLIAM B. CAPP'S SURVEY, ABSTRACT NO. 140, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND AS CONVEYED TO HIDDEN CREEK INVESTMENT, LTD., IN THE DEED RECORDED IN VOLUME 3363, PAGE 346 DEED RECORDS, JOHNSON COUNTY, TEXAS.