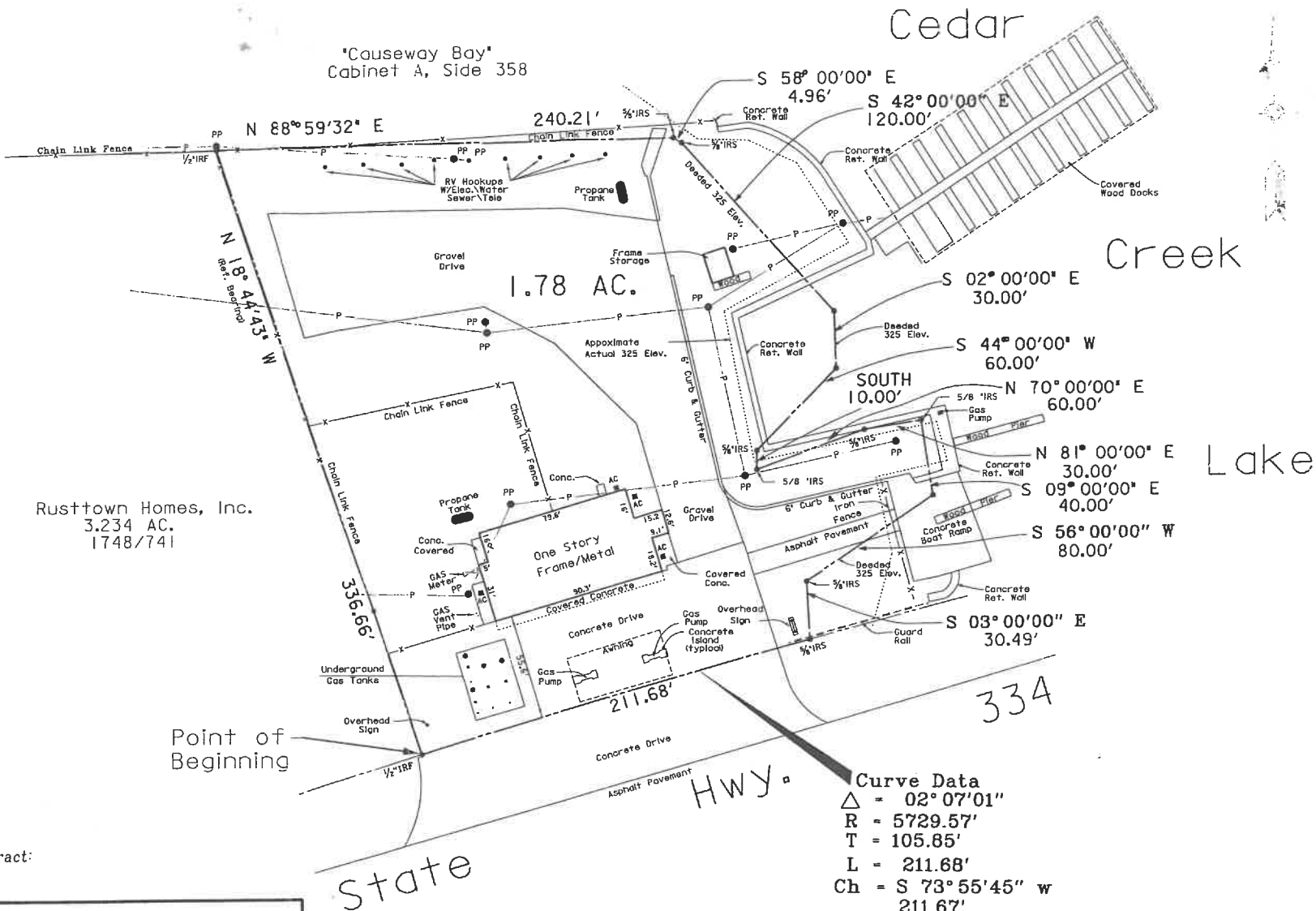


Legend

Telephone
 T — T — T
 Cable
 C — C — C
 Fence
 X — X — X
 Power Line
 P — P — P

Conc. - Concrete
 PP - Power Pole
 WM - Water Meter
 IRF - Iron rod found
 IRS - Iron Rod Set
 IRTBS - Iron Rod to be Set
 IPF - Iron Pipe Found
 TB - Telephone Box
 LP - Light Pole
 BCS - Buried Cable Sign
 FC - Fence Corner
 GM - Gas Meter
 EB - Electrical Box

Basis of Bearing:
 Vol. 1748, Pg. 741



The following recorded easements do not appear to affect this tract:
 Vol. 122, Pg. 414 and Vol. 957, Pg. 590.

PLAT OF SURVEY			
Lot No. 1.78 AC.	Block No.	City Seven Points	Texas
Addition : The Roberts Tract			
Volume 1254 Page 631 of the Real Records of Henderson County, Texas.			
Address: State Hwy. 334, Seven Points, Texas. 75143			
I, Gary L. Hardin, R.P.L.S. 4207, do hereby certify that the plat shown hereon accurately represents the results of an on the ground survey made under my direction and supervision during the month of Jan '2004 and all corners are as shown hereon and there are no visible encroachments, encroachments, conflicts or protrusions other than those shown. This survey is made in accordance with the Standards for Land Title Surveys of the Texas Society of Professional Surveyors, 1999 revised edition, and will meet the specifications of a Category 1A, Condition 3 Survey. This survey was performed in connection with the transaction described in G.F. No. 03-11170 of Henderson County Title Company. Use of this survey for any other purpose or by other parties shall be at their own risk and the undersigned surveyor is not responsible for any loss resulting therefrom.			
Date: Jan 8, 2004 Survey: J.T. Childress W.O.# 04-0010 Pur: Roberts		Scale: 1"= 60 Ft. Abstract No. 145 F.B. = BASE DR. = MB CP = S	
CCLS, Inc. 2408 W. Main Gun Barrel City, Texas 75147 (903) 887-5674			



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 See Field Notes

* The portion of this tract that is above the actual 325 Elevation line does not lie within a Flood Hazard Area as indicated on FEMA MAP, COMMUNITY PANEL NO. 48213C0030D and is in Zone "X"

EXHIBIT "A"

Being all of that certain lot, tract or parcel of land located in the J.T.CHILDRESS SURVEY, A-143, City of Seven Points, Henderson County, Texas and being the same tract of land conveyed to Ray V. Roberts in deed recorded in Volume 1254, Page 631, of the Deed Records of Henderson County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a ½" iron rod found in the north line of State Hwy. 334 at the southwest corner of the above mentioned tract and being the southeast corner of the Rustown Homes, Inc. 3.234 acre tract of land described in deed recorded in Volume 1748, Page 741, of the Real Property Records of Henderson County, Texas;

THENCE N 18 degrees 44 feet 43 inches W (Reference Bearing) 336.66 feet along the west line of the Roberts tract and the east line of the Rustown Homes tract generally with a chain link fence line to a ½" iron rod found at the northwest corner of the Roberts tract the northeast corner of the Rustown tract and in the south line of Causeway Bay Addition the plat thereof being recorded in Cabinet A, Slide 358 of the Plat Records of Henderson County, Texas;

THENCE N 88 degrees 59 feet 32 inches E 240.21 feet along the north line of this tract and the south line of Causeway Bay to a 5/8" iron rod set at the northeast corner of this tract and being in the dedeed 325 feet elevation line of Cedar Creek Lake;

THENCE along the dedeed 325 elevation line as follows: S 58 degrees 00 feet 00 inches E 4.96 feet; S 42 degrees 00 feet 00 inches E 120.00 feet; S 02 degrees 00 feet 00 inches E 30.00 feet; S 44 degrees 00 feet 00 inches W 60.00 feet to a 5/8" iron rod set; S 10.00 feet to 5/8" iron rod set; N 70 degrees 00 feet 00 inches E 60.00 feet; N 81 degrees 00 feet 00 inches E 30.00 feet to a 5/8" iron rod set; S 09 degrees 00 feet 00 inches E. 40.00 feet; S 56 degrees 00 feet 00 inches W 80.00 feet to a 5/8" iron rod set and S 03 degrees 00 feet 00 inches E 30.49 feet to a 5/8" iron rod set in the north line of State Hwy 334 being the southeast corner of this tract and being in a curve

to the left having a central angle of 02 degrees 07 feet 01 inches, a radius of 5729.57 feet and a chord that bears S 73 degrees 55 feet 45 inches W 211.67 feet;

THENCE along the said curve to the left with the north line of State Hwy. 334 an arc distance of 211.68 feet to the POINT OF BEGINNING AND CONTAINING 1.78 ACRES OF LAND
MORE OR LESS.

EXHIBIT "A"

Being all of that certain lot, tract or parcel of land located in the J.T.CHILDRESS SURVEY, A-143, City of Seven Points, Henderson County, Texas and being the same tract of land conveyed to Ray V. Roberts in deed recorded in Volume 1254, Page 631, of the Deed Records of Henderson County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a $\frac{1}{4}$ " iron rod found in the north line of State Hwy. 334 at the southwest corner of the above mentioned tract and being the southeast corner of the Rustown Homes, Inc. 3.234 acre tract of land described in deed recorded in Volume 1748, Page 741, of the Real Property Records of Henderson County, Texas;

THENCE N 18 degrees 44 feet 43 inches W (Reference Bearing) 336.66 feet along the west line of the Roberts tract and the east line of the Rustown Homes tract generally with a chain link fence line to a $\frac{1}{2}$ " iron rod found at the northwest corner of the Roberts tract the northeast corner of the Rustown tract and in the south line of Causeway Bay Addition the plat thereof being recorded in Cabinet A, Slide 358 of the Plat Records of Henderson County, Texas;

THENCE N 88 degrees 59 feet 32 inches E 240.21 feet along the north line of this tract and the south line of Causeway Bay to a $\frac{5}{8}$ " iron rod set at the northeast corner of this tract and being in the deeded 325 feet elevation line of Cedar Creek Lake;

THENCE along the deeded 325 elevation line as follows: S 58 degrees 00 feet 00 inches E 4.96 feet; S 42 degrees 00 feet 00 inches E 120.00 feet; S 02 degrees 00 feet 00 inches E 30.00 feet; S 44 degrees 00 feet 00 inches W 60.00 feet to a $\frac{5}{8}$ " iron rod set; S 10.00 feet to $\frac{5}{8}$ " iron rod set; N 70 degrees 00 feet 00 inches E 60.00 feet; N 81 degrees 00 feet 00 inches E 30.00 feet to a $\frac{5}{8}$ " iron rod set; S 09 degrees 00 feet 00 inches E. 40.00 feet; S 56 degrees 00 feet 00 inches W 80.00 feet to a $\frac{5}{8}$ " iron rod set and S 03 degrees 00 feet 00 inches E 30.49 feet to a $\frac{5}{8}$ " iron rod set in the north line of State Hwy 334 being the southeast corner of this tract and being in a curve to the left having a central angle of 02 degrees 07 feet 01 inches, a radius of 5729.57 feet and a chord that bears S 73 degrees 55 feet 45 inches W 211.67 feet;

THENCE along the said curve to the left with the north line of State Hwy. 334 an arc distance of 211.68 feet to the POINT OF BEGINNING AND CONTAINING 1.78 ACRES OF LAND
MORE OR LESS.