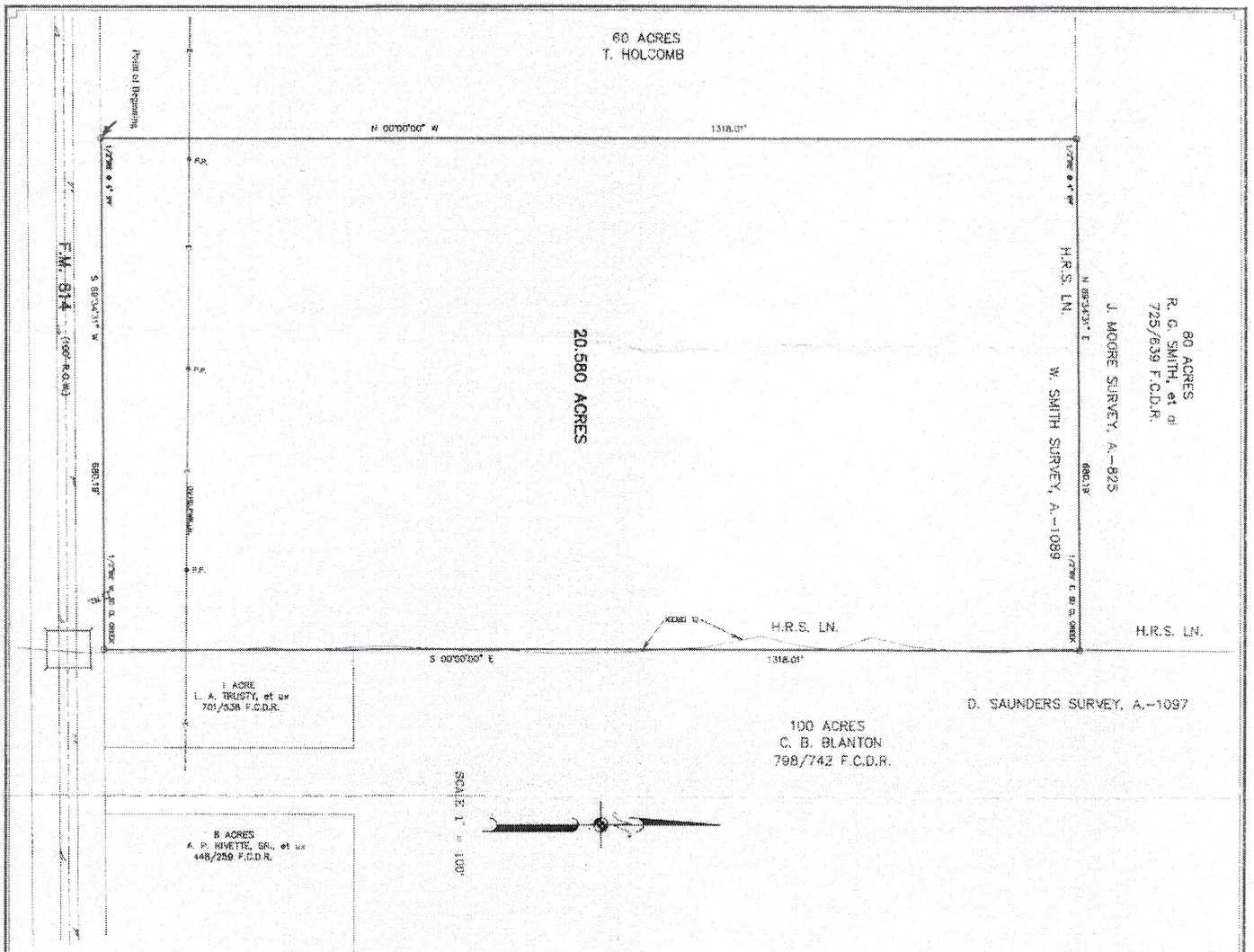




LEGAL DESCRIPTION

BEING all that certain lot, tract or parcel of land situated in Fannin County, Texas, being part of the J. Moore Survey, Abstract No. 825, being the first tract called 20 acres conveyed by J. C. Holcomb, et ux, to J. C. Holcomb, Jr., in the deed recorded in the Deed Records of Fannin County in Volume 234 at Page 101 and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the intersection of the west line of said 20 acres tract with the north line of Farm-to-Market Road No. 814, said corner also being in the east line of the 60 acres tract described as the Second Tract in said Holcomb to Holcomb deed;

THENCE N 09°09'00" W 1318.01 feet to a 1/2 inch iron rod found at the southwest corner of said 20 acres tract, for a corner;

THENCE N 89°12'31" E with the north line of said 20 acres tract and the south line of the 80 acres tract described in the deed to R. G. Smith, et al, recorded in said Deed Records in Volume 725 at Page 619 a distance of 680.19 feet to a 1/2 inch iron rod found at the northeast corner of said 20 acres tract, for a corner;

THENCE S 00°00'00" E 1318.01 feet to a 1/2 inch iron rod found at the north right-of-way line, for a corner;

THENCE S 89°12'31" W with said right-of-way line 680.19 feet to return to the Place of Beginning and containing 20.580 acres of land.

SURVEYOR'S CERTIFICATE

I, Jerry Wisdom, Registered Professional Land Surveyor, State of Texas, hereby certify that the plat herein 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 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.

Jerry Wisdom
 JERRY WISDOM
 R.L.S. No. 1067



Date April 29, 1999
 Scale 1" = 100'

NOTE: ACCORDING TO THE HAZARD BOUNDARY MAP NO. 480607007A DATED NOVEMBER 8, 1972, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY DOES NOT LIE WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN.

PREPARED BY: WISDOM ENGINEERING, INC. ENGINEERING AND SURVEYING 2616 STORERVALE STREET GREENVILLE, TEXAS 76403 (903) 465-0802	
DATE: 4/29/99	SCALE: 1"=100'
DRAWN BY: JLM	JOB NO. ---