

OGDEN SURVEYING LLC
685 CR 2050, WOODVILLE TEXAS 75979, (409) 283-2033

22.83 Acre Tract
B B B & C RR Survey, Sec. 7, A-132
Tyler County, Texas

Field note description of a 22.83 acre tract of land situated in the B B B & C RR Survey, Section 7, Abstract 132, Tyler County, Texas and being a part of the E. W. Durham called 25 acre tract described in Volume 110 Page 395 Tyler County Deed Records (TCDR). The 22.83 acre tract being the called 22.54 acre tract conveyed to Donald E. Dixon and Mary Jane Dixon by deed recorded in Volume 317 Page 676 TCDR. The 22.83 acre tract being more particularly described as follows:

Bearings are based on the most westerly south line of said Donald Dixon called 22.54 acre tract described in Vol. 317 Pg. 676 TCDR, called West.

Beginning at a concrete monument found for the southeast corner of said 22.54 acre tract, southeast corner of said Durham 25 acre tract, an angle corner in the west line of the Keith Foxworth called 6.464 acre tract described in Volume 893 Page 925 Official Public Records Tyler County (OPRTC) and the northeast corner of the Patsy Rhodes called 25 acre tract described in Volume 297 Page 458 TCDR, a 24" pine (orig) Bears N 88 deg 13' W 29.8 feet;

Thence S 88 deg 49' 53" W 1420.17 feet with the south line of said Durham called 25 acre tract and north line of said Rhodes called 25 acre tract to a ½" iron rod found for the northwest corner of said Rhodes called 25 acre tract and northeast corner of the Sondra Holland called 2.29 acre tract described in Volume 995 Page 235 OPRTC;

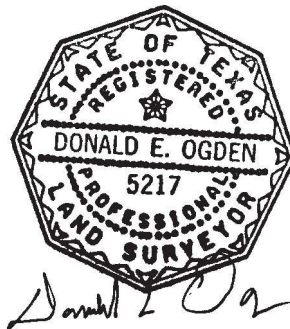
Thence S 89 deg 49' 48" W with the south line of said Durham 25 acre tract, north line of said Holland tract, north line of a called 2.29 acre tract described as 4 th Tract in Volume 337 Page 122 TCDR and the north line of the Bruce Durham called 2.29 acre tract described in Volume 955 Page 495 OPRTC, at 241.16 feet pass a concrete monument found for the northwest corner of said Holland tract and northeast corner of said 4 th Tract, at 482.29 feet pass a concrete monument found for the northwest corner of said 4 th Tract and northeast corner of said Bruce Durham tract and a total distance of 585.49 feet to a concrete monument found in the north line of said Bruce Durham tract for the southeast corner of the Margaret Foreman called 2.0 acre tract described in Volume 1051 Page 368 OPRTC, a ½" iron rod found for reference Bears S 89 deg 50' 00" W 596.09 feet;

Thence N 00 deg 02' 35" W 138.83 feet with the east line of said 2.0 acre tract to a concrete monument found for the northeast corner of said 2.0 acre tract;

Thence West 616.69 feet with the north line of said 2.0 acre tract to a point in County Road 1420, west line of said Section 7, east line of the J. Snider Survey Abstract 780 and west line of said Durham 25 acre tract for the northwest corner of said 2.0 acre tract, a concrete monument found for reference Bears East 18.10 feet and a found ½" iron rod Bears N 87 deg 33' 11" E 18.59 feet;

Thence N 00 deg 18' 00" W 273.10 feet with the west line of said Durham 25 acre tract, west line of said Section 7, east line of said Snider Survey, along with the east line of the Crown Pine Timber tract described in Volume 903 Page 243 OPRTC and within said county road to a point in said county road for the northwest corner of said Durham 25 acre tract and southwest corner of the Emma Statum called 25 acre tract described in Volume 297 Page 458 TCDR, a found 5/8" iron rod Bears N 89 deg 42' 00" E 42.00 feet, a ½" iron rod set for reference Bears N 89 deg 42' 00" E 10.56 feet and a found ½" iron rod Bears N 01 deg 14' 39" W 2649.21 feet;

Thence N 89 deg 42' 00" E 2649.21 feet with the north line of said Durham 25 acre tract and south line of said Statum 25 acre tract to a ½" iron rod set for the southeast corner of said Statum 25 acre tract and northeast corner of said Durham 25 acre tract, a large pine stump (orig) Bears N 78 deg 56' W 18.4 feet, a 2" pipe found for the northwest corner of the Michael Foxworth called 2.473 acre tract Bears N 04 deg 35' 53" E 82.50 feet;



Thence S 03 deg 42' 18" W with the east line of said Durham 25 acre tract and along with the west lines of said 2.473 acre and 6.464 acre tracts, at 241.92 feet pass 0.5 feet west of a 5/8" iron rod found for the southwest corner of said 2.473 acre tract and northwest corner of said 6.464 acre tract and a total distance of 395.93 feet to the Place of Beginning containing 22.83 acres of land more or less.

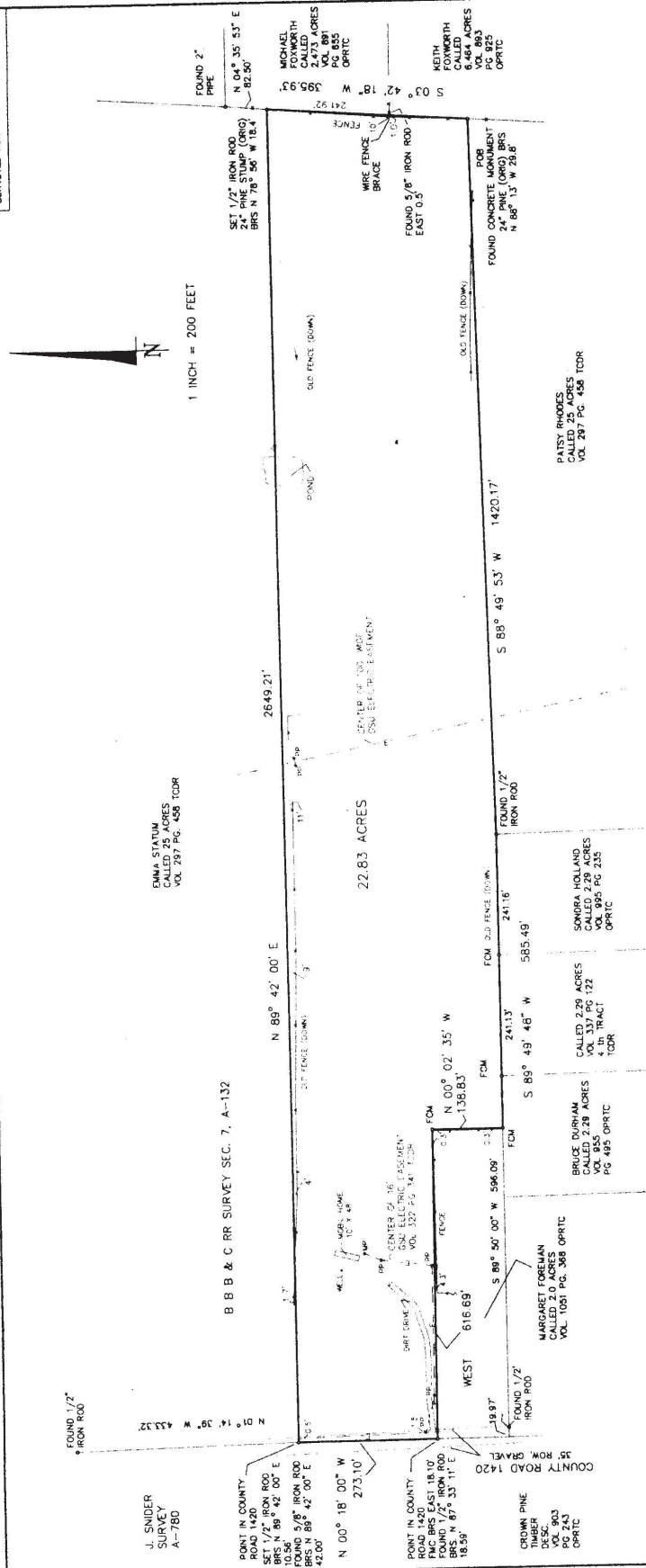
These field notes are based on a plat and on the ground survey made by Donald E. Ogden, Registered Professional Land Surveyor No. 5217, completed March 4, 2013.



Donald E. Ogden RPLS 5217



SURVEYED FOR TIMOTHY S. COLLINS



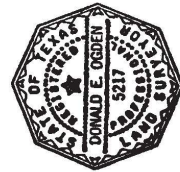
SURVEY COMPLETED MARCH 4, 2013

428 OR 1420
WARREN TEXAS 77864

IN ACCORDANCE WITH THE FLOOD INSURANCE RATE MAP, FEDERAL EMERGENCY
MANAGEMENT AGENCY, COMMUNITY PANEL NO. 481034 0011 B (DATED
10/01/91), THIS PROPERTY DOES NOT LIE IN THE SPECIAL FLOOD HAZARD
AREA. LOCATION ON MAP DETERMINED BY VISUAL INSPECTION. THIS SURVEY
WAS CONDUCTED IN ACCORDANCE WITH THE FLOOD INSURANCE RATE MAP
THE ACCURACY OF SCALE OF SAID MAP.

I HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT AND FIELD NOTES FROM A
SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF
MY KNOWLEDGE AND BELIEF, AND TO THE BEST OF MY BELIEF, THE
SHORTAGES IN AREA, OR BOUNDARY CONFLICTS OR VISIBLE ENCROACHMENTS,
PROTRUSIONS OR OVERLAPPING OF IMPROVEMENTS, EXCEPT AS SHOWN HEREON
AND THE PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

Donald E. Ogden
DONALD E. OGDEN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5217



SURVEY PLAT OF A 22.83 ACRE TRACT
B B B & C RR SURVEY SEC. 7 A-132
TYLER COUNTY TEXAS

THE 22.83 ACRE TRACT BEING A PART OF THE E. W
DURHAM CALLED 25 ACRE TRACT DESCRIBED IN VOL. 110
PG. 395 TCDR.
THE 22.83 ACRE TRACT BEING THE CALLED 22.54 ACRE TRACT
CONVEYED TO DONALD E. DIXON AND MARY JANE DIXON BY DEED
RECORDED IN VOL. 317 PG. 676 TCDR.

NOTE:

PMC = FOUND CONCRETE MONUMENT
BEARINGS ARE BASED ON THE MOST WESTERLY SOUTH LINE
OF THE CALLED 22.54 ACRE TRACT VOL. 317 PG. 676 TCDR.

PP = POWER POLE
MP = METER POLE
- - - = OVERHEAD ELECTRIC

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