

FIELDNOTE DESCRIPTION

State of Texas

County of Polk

Being 79.485 acres of land situated in the State of Texas, County of Polk, a part of the W. C. Hicks Survey, A-282, and being the residue of the called 192.258 acre tract described as "Sixth Parcel T85P7-e" in Exhibit "A" in Correction Special Warranty Deed to Champion Realty Corporation [Florida] recorded in Volume 532, Page 545 of the Official Records of Polk County, Texas, and this 79.485 acre tract being more particularly described by metes and bounds as follows:

Beginning at a concrete monument found marking the south common corner between said Champion Realty Corporation called 192.258 acre tract and Wiggins Village, Section Two, a subdivision in Polk County, Texas, as shown on the plat recorded in Volume 3, Page 33 of the Polk County Plat Records, said point being located on the north line of a called 68.43 acre tract described in deed to Doris E. Dotter recorded in Volume 321, Page 362 of the Polk County Deed Records, same being the common survey line between said Hicks Survey and the P. R. Rowe Survey, A-980;

Thence N 00° 21' 06" W (Bearings for this survey are based on the 3.000 acre tract described in deed to Arthur L. Maxwell and wife, Dawn Maxwell, recorded in Volume 997, Page 653 of said Official Records), along the common line between said Champion Realty Corporation called 192.258 acre tract and said Wiggins Village, Section Two, at 1,163.58 ft. pass a concrete monument found for the east common corner between said Wiggins Village, Section Two and a 13.143 acre tract described in deed to James R. Lowe recorded in Volume 1048, Page 831 of said Official Records and in deed to William B. Rowe recorded in Volume 1048, Page 838 of said Official Records, and continuing N 00° 21' 06" W, along the east line of said Lowe and Rowe 13.143 acre tract, in all a total distance of 1,836.52 ft. to a 1/2" iron rod found for the north common corner between the herein described 79.485 acre tract and said Lowe and Rowe 13.143 acre tract located on a common line between said Champion Realty tract and said Wiggins Village, Section Two;

Thence N 89° 30' 32" E 1,406.89 ft. along the common line between said Champion tract and said Wiggins Village, Section Two, to a concrete monument found for an interior corner of said Champion tract and the most eastern southeast corner of said Wiggins Village, Section Two;

Thence N 00° 39' 52" W 692.06 ft. along a west line of said Champion tract, common in part with the east lines of said Wiggins Village, Section Two, and Wiggins Village, Section One, a subdivision in Polk County, Texas, as shown on the plat recorded in Volume 3, Page 26 of said Plat Records, to a 1/2" iron rod set at the intersection of said west line with the south right of way line of U. S. Highway No. 190;

Thence 124.48 ft. in an easterly direction along the south right of way line of said U. S. Highway No. 190 in a curve to the right having a central angle of 02° 32' 38", the radius being 2,803.57 ft. and the chord bears S 75° 15' 28" E 124.47 ft. to a 1/2" iron rod found marking the north common corner between the herein described 79.485 acre tract and a 4.576 acre tract described in deed from Champion Realty Corporation to Richard E. Emmons and wife, Stephanie G. Emmons, recorded in Volume 1033, Page 330 of said Official Records;

Thence S 00° 39' 52" E 642.78 ft. along the west line of said Emmons 4.576 acre tract to a 1/2" iron rod found for the southwest corner of said tract and an interior corner of the herein described 79.485 acre tract;

Thence N 89° 30' 26" E 341.25 ft. along the south line of said Emmons 4.576 acre tract to a 1/2" iron rod found for the common

corner between said Emmons 4.576 acre tract, a 3.000 acre tract described in deed from Champion Realty Corporation to Arthur L. Maxwell and wife, Dawn Maxwell, recorded in Volume 997, Page 653 of said Official Records, and a 6.000 acre tract described in deed from Champion Realty Corporation to David L. Emmons and wife, Carmen R. Emmons, recorded in Volume 1035, Page 138 of said Official Records, said point being the most eastern northeast corner of the herein described 79.485 acre tract;

Thence S 16° 45' 30" E, along the west line of said Emmons tract, at 540.53 ft. pass a 1/2" iron rod found for the west common corner between said David Emmons 6.000 acre tract and a 6.000 acre tract described in deed from Champion Realty Corporation to Ricky E. Emmons and wife, Stephanie G. Emmons, recorded in Volume 1030, Page 158 of said Official Records, and continuing S 16° 45' 30" E, along the west line of said Ricky Emmons 6.000 acre tract, in all a total distance of 934.89 ft. to a 1/2" iron rod found for the common corner between said Ricky Emmons 6.000 acre tract and a 7.000 acre tract described in deed from Champion Realty Corporation to Gary L. Vess, Sr. and wife, Linda D. Vess, recorded in Volume 1033, Page 158 of said Official Records and a 21.271 acre tract described in deed from Champion Realty Corporation to Gary L. Vess, Sr. and wife, Linda D. Vess, recorded in Volume 1062, Page 59 of said Official Records, said point being the most eastern corner of the herein described 79.485 acre tract;

Thence S 42° 43' 18" W 1,315.45 ft. along the northwest line of said Vess 21.271 acre tract to a 1/2" iron rod found for the most western corner of said Vess tract located on the common line between said Champion Realty Corporation called 192.258 acre tract and said Dotter called 68.43 acre tract, same being the common survey line between said Hicks and Rowe Surveys, said point being the most southern southeast corner of the herein described 79.485 acre tract;

Thence S 89° 39' 07" W 1,233.74 ft. along the common line between said Champion tract and said Dotter tract, same being the common survey line between said Hicks and Rowe Surveys, to the place of beginning and containing within these bounds 79.485 acres of land as shown on a plat prepared by James R. Lowe, R.P.L.S. No. 4751, Texas, dated August 22, 1997.

o Surveyor's Certificate o

To Champion Realty Corporation, to the title guaranty company and to the purchaser:

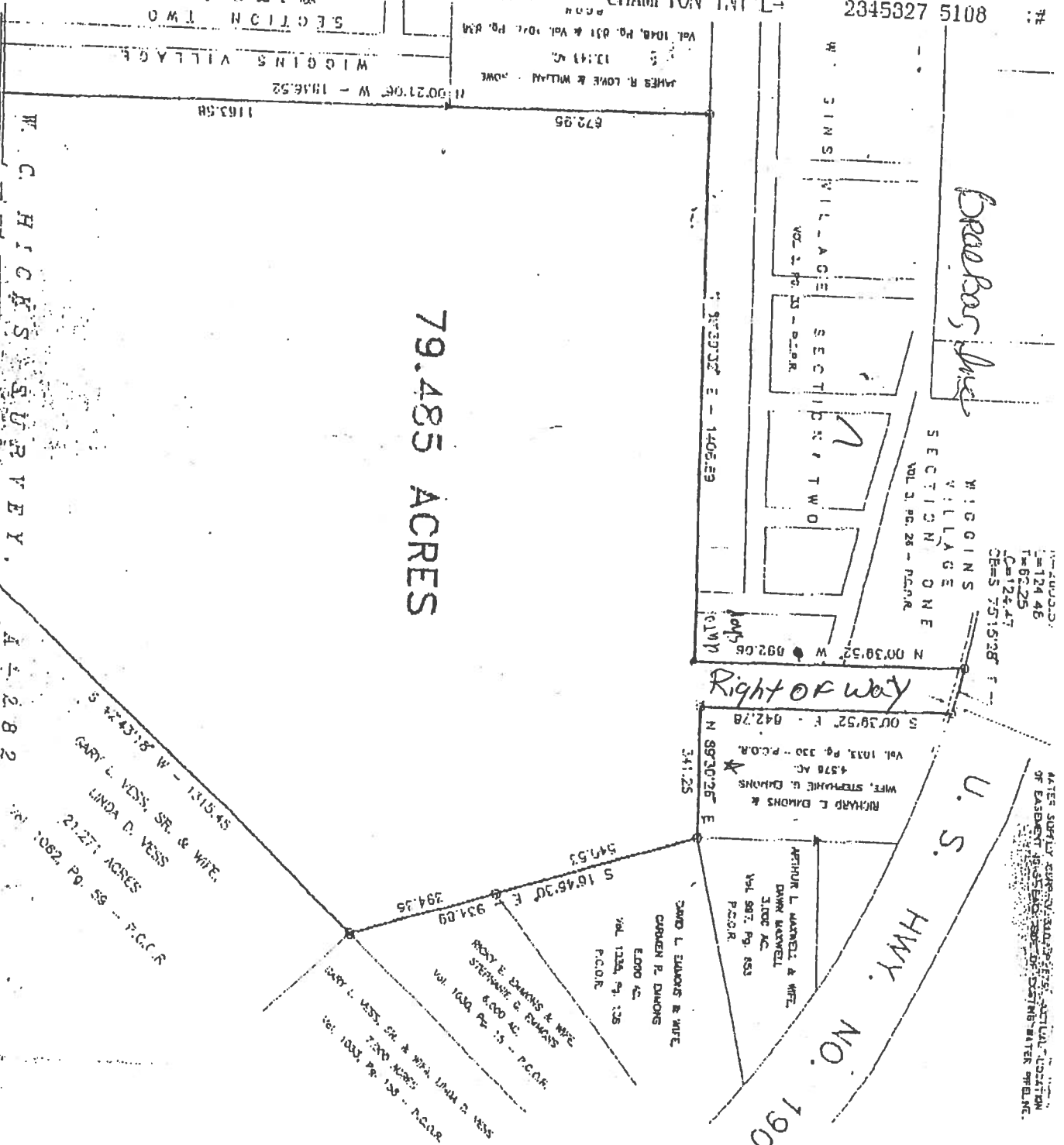
The undersigned does hereby certify that the above description was prepared from a survey made the 22nd day of August, 1997, on the ground of the property legally described herein and is correct, and that there are no discrepancies, conflicts or shortages in area and boundary lines, or any visible encroachments, or any overlapping of improvements, or any apparent easements or rights of way, except as shown on the plat attached hereto, and that said property has access to and from a dedicated roadway as described herein.

Dated this the 22nd day of August, 1997

Lowe Surveying & Mapping  
Livingston, Texas

  
James R. Lowe, PLS  
No. 4751, Texas





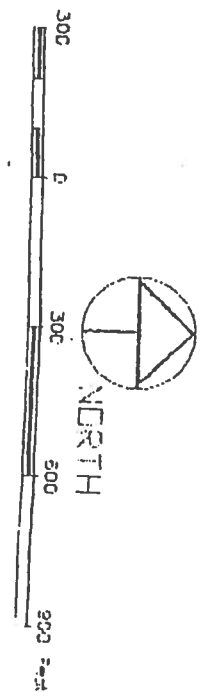
79.485 ACRES

W. C. HICKS SURVEY

4 - 282

P. R. ROWE SURVEY, A - 930

ALTS SURVEY... ACTUAL LOCATION OF EASEMENT... OF DISTINGUISHING WATER...  
11-14-03  
L=124.48  
T=62.25  
C=124.47  
OBS 751528'



NOTES :

- 1) REFERENCES FOR THIS SURVEY ARE BASED ON THE ARTHUR L. MAXWELL ET UX 3,000 ACRES TRACT DESCRIBED IN CEDD RECORDED IN VOLUME 987, PAGE 663 OF THE POLK COUNTY OFFICIAL RECORDS.
- 2) THE PLAT ACCORDANCES A FIELD NOTE DESCRIPTION PREPARED BY JAMES R. LOVE R.P.L.S. NO. 475, TDAS, DATED AUGUST 22, 1997.

LEGEND

- o ROUND POUND
- IRON ROD (SET)
- ▲ CORNER MONUMENT (ROUND)
- SURVEY LINE
- BOUNDARY LINE
- FIELD SURVEY LINE

SURVEY PLAT

SHOWING 79.485 ACRES OF LAND SITUATED IN THE STATE OF TEXAS, COUNTY OF POLK, A PART OF THE W. C. HICKS SURVEY, A-282, AND BEING THE RESIDUE OF THE CALLED 192.258 ACRE TRACT DESCRIBED AS "SIXTH PARCEL-185P7-a" IN EXHIBIT "A" IN CORRECTION WARRANTY DEED TO CHAMPION REALTY CORPORATION [FLORIDA] RECORDED IN VOLUME 532, PAGE 545 OF THE OFFICIAL RECORDS OF POLK COUNTY, TEXAS.

o SURVEYOR'S CERTIFICATE

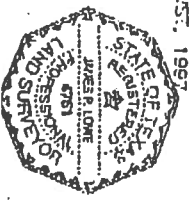
TO CHAMPION REALTY CORPORATION, TO THE TITLE GUARANTY COMPANY, AND TO THE PURCHASER:

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE THE 22ND DAY OF AUGUST, 1997, ON THE GROUND OF THE PROPERTY LEGALLY SHOWN HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS OR SHORTAGES IN AREA AND BOUNDARY LINES, OR ANY VISIBLE ENCROACHMENTS OR ANY OVERLAPPIES IN OF IMPROVEMENTS OR ANY APPARENT EASEMENTS OR RIGHTS OF WAY, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY AS SHOWN HEREON.

DATED THIS THE 22ND DAY OF AUGUST, 1997

LOVE SURVEYING AND MAPPING  
LIVINGSTON, TEXAS

JAMES R. LOVE, R.P.L.S.  
NO. 475, TDAS



*James R. Love*

*West Side Line*