

Phone 979-278-3429
Fax 979-278-3282

STATE OF TEXAS)

DORA H. MILLER

COUNTY OF FAYETTE)

TO ASHLEY MILLER

LAND BOUNDARY DESCRIPTION

Being 3.000 acres of land, lying and being situated in Fayette County, Texas, out of the Mary Phelps League, Abstract 82, and being a part of a 206-1/2 acre tract, described in a Deed from Adam E. Ullrich and wife, Milda Ullrich to Carl J. Miller and wife, Dora H. Miller, of record in Volume 299, page 360 of the Deed Records of said county, and being more fully described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod set, in the fenced Southeast line of Cemetery Road, where said road line intersects the fenced upper Southwest line of the said Miller 206-1/2 acre tract, common with the fenced Northeast line of the Ernest A. Riedel 152.5 acre tract, (Volume 416, page 303 Deed Records Fayette County), for the West corner hereof, having ground surface coordinates of X = 2,723,175.8 feet and Y = 840,658.0 feet;

THENCE North 42 deg. 58' 00" East, along the fenced Southeast line of said Cemetery Road, 209.00 feet to a 1/2 inch steel rod set in same for the North corner hereof;

THENCE South 46 deg. 35' 00" East, departing from said road line, 625.26 feet to a 1/2 inch steel rod set for the East corner hereof;

THENCE South 42 deg. 58' 00" West 209.00 feet to a 1/2 inch steel rod set for the South corner hereof, located in the Southwest line of said parent 206-1/2 acre tract, common with the Northeast line of the aforesaid Ernest A. Riedel 152.5 acre tract;

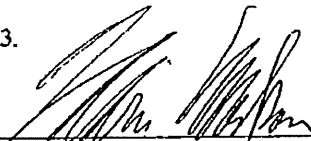
THENCE North 46 deg. 35' 00" West, along said last named boundary between said 206-1/2 acre Miller tract and 152.5 acre Riedel tract, (record call for course, being North 45 deg. West), 625.26 feet to the PLACE OF BEGINNING and containing 3.000 acres of land.

Note: All bearings recited herein refer to the Texas Plane Coordinate System - South Central Zone, NAD 27, as determined from the Carmine Triangulation Station. Coordinates and distances refer to ground surface.

Note: In addition to the heretofore land boundary description, a map marked Map Exhibit B, has been prepared and made a part hereof.

This is to certify that the heretofore land boundary description, has been prepared from an on the ground survey, made by the undersigned, and that said survey substantially conforms to the standards of a Category 1B, Condition IV Survey.

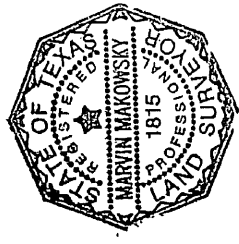
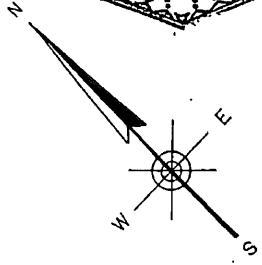
Date of signature, December 12, 2003.



Marvin Makowsky
Registered Professional Land Surveyor No. 1815

Job No. 3259-1





EASEMENTS WHICH APPLY TO THE SUBJECT TRACT:

(1) DUKE ENERGY PIPELINE, ACROSS THE PARENT 206-1/2 ACRE DORA H. MILLER TRACT. PIPELINE EASEMENT WAS CONVEYED BY CARL J. MILLER, ET UX, DATED NOVEMBER 3, 1981, OF RECORD IN VOLUME 594, PAGE 63 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS. (THIS EASEMENT GRANT IS A BLANKET EASEMENT ON THE 206-1/2 ACRE TRACT)

(2) ANY RIGHTS THAT MAY HAVE BEEN CREATED BY A CERTAIN PETITION FOR THE ORGANIZATION OF LEE, FAYETTE, COLORADO COUNTIES, CUMMINS CREEK WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1, SHOWN IN INSTRUMENT OF RECORD IN VOLUME 286, PAGE 370 DEED RECORDS OF FAYETTE COUNTY, TEXAS, ALSO VOLUME 291, PAGE 148 AND VOLUME 291, PAGE 625 DEED RECORDS OF FAYETTE COUNTY, TEXAS.

TO ASHLEY MILLER:
THIS IS TO CERTIFY THAT THE MAP SHOWN HEREON, HAS BEEN PREPARED FROM AN ON THE GROUND SURVEY, MADE BY THE UNDERSIGNED, AND THAT SAID SURVEY SUBSTANTIALLY CONFORMS TO THE STANDARDS OF A CATEGORY IB, CONDITION IV SURVEY.

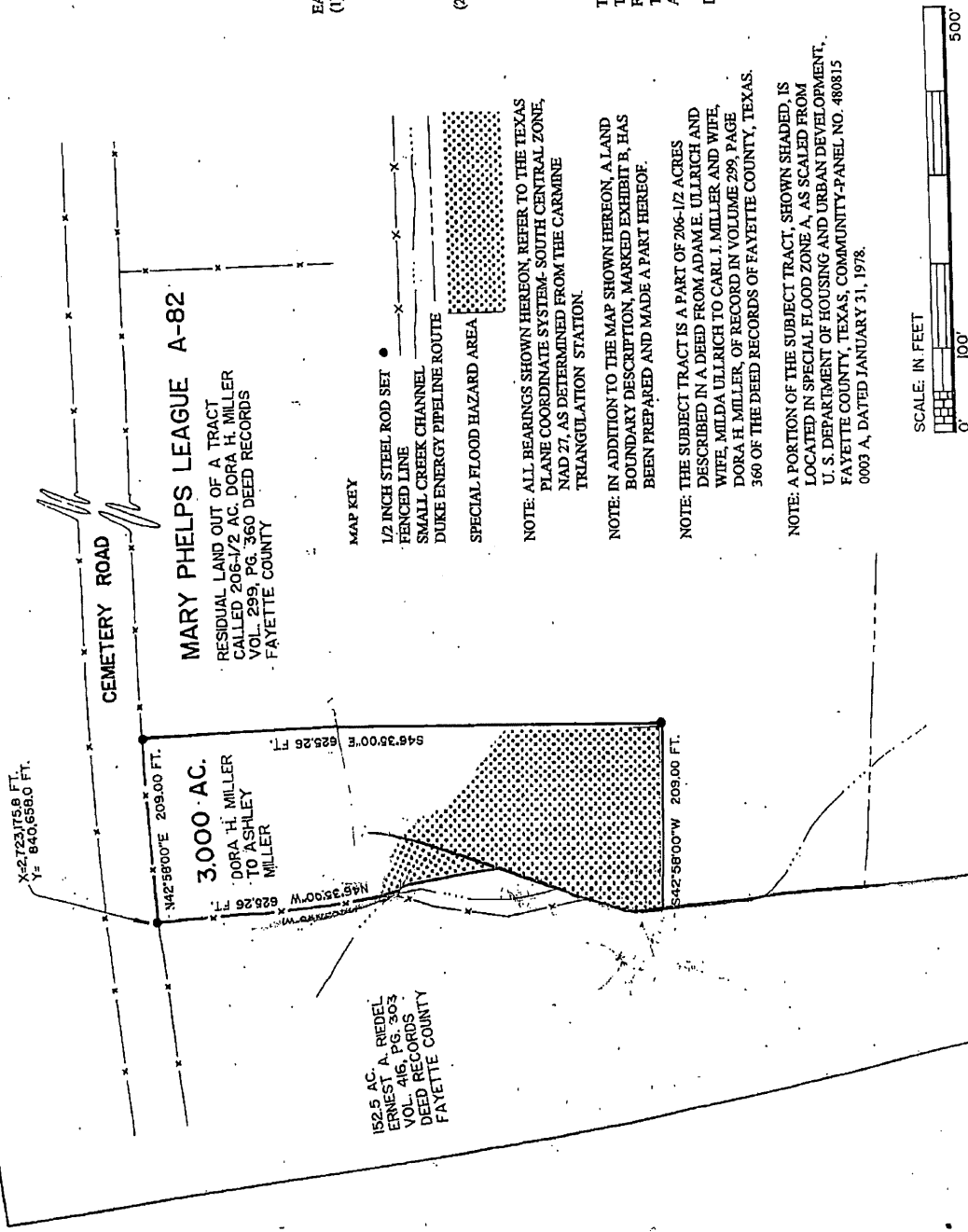
DATE OF SIGNATURE, DECEMBER 12, 2003.

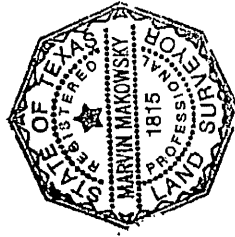
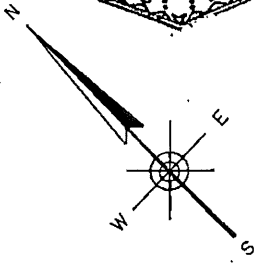
(Signature)
MARVIN MAKOWSKY

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1815
302 CENTENNIAL STREET * P. O. BOX 37
CARMINE, TEXAS 76922-0037
PHONE 979-278-3429 * 979-342-0160

MAP EXHIBIT B

SURVEY MAP	
FAYETTE COUNTY, TEXAS	
JOB NO. 3259	MAP SHEET 1 OF 1





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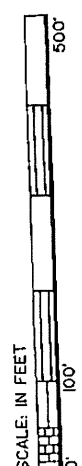
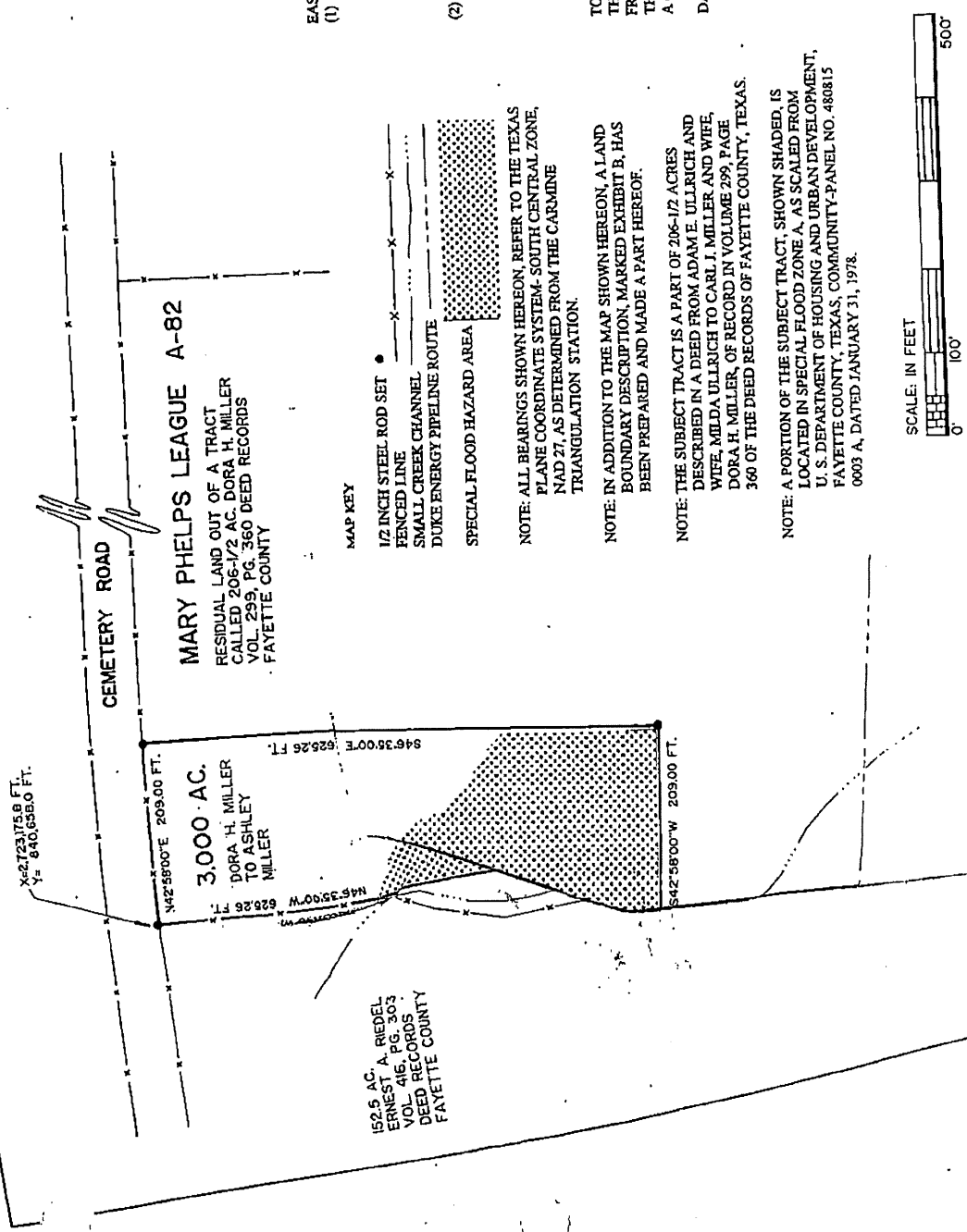
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DATE OF SIGNATURE, DECEMBER 12, 2003.

Marvin Makowsky
 MARVIN MAKOWSKY

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1815
 307 CENTENNIAL STREET * P. O. BOX 37
 CARMINE, TEXAS 78932-0037
 PHONE 979-278-3429 * 979-542-0160

MAP EXHIBIT B



SURVEY MAP	
FAYETTE COUNTY, TEXAS	
JOB NO. 3259	MAP SHEET 1 OF 1