

Rod Lord Land Surveying
P.O. Box 239
Winnnsboro, Texas 75494
903-365-7124

SURVEY PLAT FOR:
Hal & Barbara Romack.....Sellers
James H. & Elizabeth A. Guthrie..Buyers

LEGEND	
○	Found 3/4" Iron Rod
●	Found 3/8" Rebar
□	Found Concrete R.of W. Mkr.

M.L. PAYNE SURVEY A-367

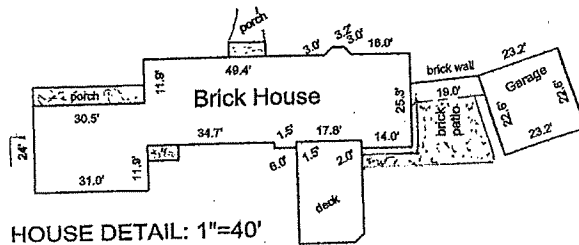


Bearing Base:
Record Bearings as per
deed recorded in Vol. 197,
Page 671, Deed Records
of Franklin County, Texas.

PROPERTY ADDRESS:
9689 FM 1448
WINNSBORO, TEXAS 75494



SURVEY PLAT SHOWING A 2.964 ACRE TRACT
All that certain tract or parcel of land situated in the M.L. Payne Survey, A-367, Franklin County, Texas, being all of that certain called 3.0 acre tract as described in deed from Billy Michael Chaffin and wife, Pamela Chaffin to Hal Romack and wife, Barbara Romack, dated September 29, 1977, recorded in Vol. 141, Page 148, Deed Records of Franklin County, Texas.



I, Rod Lord, Registered Professional Land Surveyor No. 4635, do hereby state that this plat was prepared from a survey made on the ground and that there do not appear to be any visible conflicts, discrepancies, encroachments, overlapping of improvements, easements or rights of way other than as shown or noted hereon.
This survey was made under my supervision on December 21, 2005.

Rod Lord
Registered Professional
Land Surveyor No. 4635

**FIELD NOTES FOR 2.964 ACRES
PAYNE SURVEY - FRANKLIN COUNTY, TEXAS**

All that certain tract or parcel of land situated in the M.L. Payne Survey, A-367, Franklin County, Texas, being all of that certain called 3.0 acre tract as described in deed from Billy Michael Chaffin and wife, Pamela Chaffin to Hal Romack and wife, Barbara Romack, dated September 29, 1977, recorded in Vol. 141, Page 148, Deed Records of Franklin County, Texas, and being more particularly described as follows:

Beginning at a 3/8" rebar found by a 12" pine tree at the northwest fence corner of said 3.0 acre tract and at the northeast corner of a called 5.41 acre Tract No. 1 as described in deed to Timothy Eugene and/or Cheryl Ann McCown (Vol. 177, Page 762, D.R.) and also being in the south right-of-way (75') of F.M. Highway 1448;

Thence in a northeasterly direction along the south right-of-way of said highway and with a curve to the right having a Radius of - 2008.48', a Length of - 389.06' and a Chord Bearing and Distance of N 67° 41' 15" E - 388.46' to a 3/4" iron rod found in fence line at the northeast corner of said 3.0 acre tract and at the northernmost northwest of a called 5.41 acre Tract No. 2 as described in deed to Timothy Eugene McCown (Vol. 197, Page 671, D.R.) from which a concrete right-of-way marker found for reference bears N 74° 12' 11" E - 67.72',

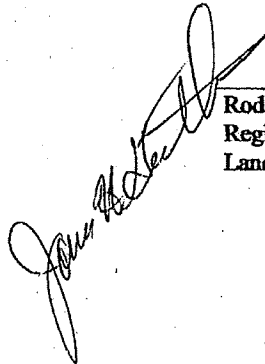
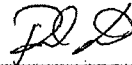
Thence S 01° 13' 00" E generally along or near of fence - 417.35' to a 3/8" rebar found at the southeast corner of said 3.0 acre tract and at an ell corner of said 5.41 acre Tract No. 2;

Thence S 75° 56' 04" W - 290.77' to a 3/8" rebar found at the southwest fence corner of said 3.0 acre tract and at the southernmost northwest fence corner of said 5.41 acre Tract No. 2 and at an angle corner in the east line of said 5.41 acre Tract No. 1;

Thence N 14° 12' 21" W generally along or near a fence - 351.18' to The Point of Beginning containing 2.964 acres more or less.

I, Rod Lord, Registered Professional Land Surveyor No. 4635, do hereby state that this description was prepared from a survey made on the ground and that there do not appear to be any visible conflicts, discrepancies, encroachments, overlapping of improvements, easements or rights of way other than as shown or noted on the survey plat.

This survey was made under my supervision on December 21, 2005.

Rod Lord
Registered Professional
Land Surveyor No. 4635