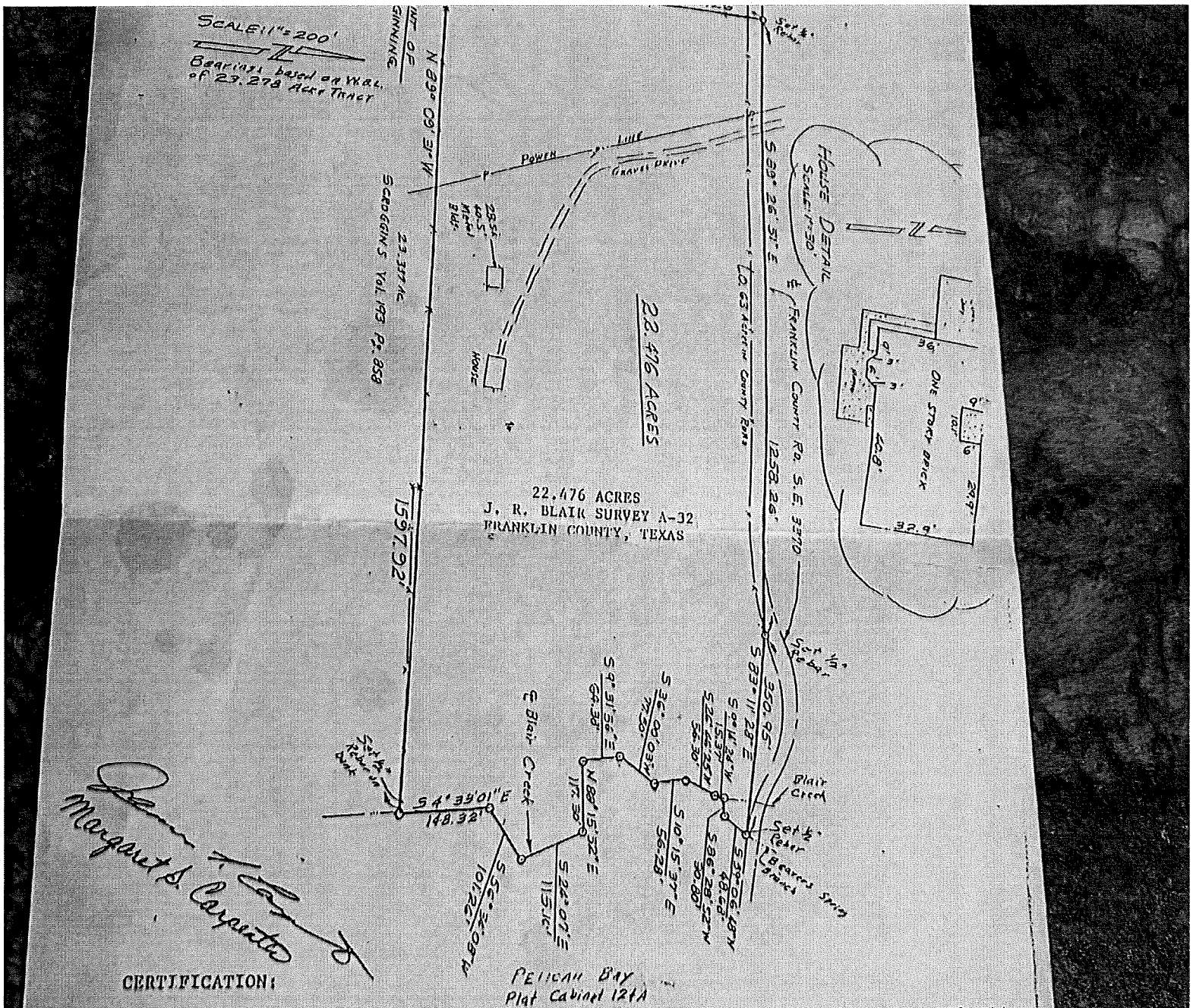

Lynn Swanner
Margaret S. Caperton

CERTIFICATION:

I, Lynn Swanner, Registered Professional Land Surveyor in the State of Texas certify this plat represents a survey performed on the ground and is true and correct to the best of my knowledge and there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way except as shown hereon and the area around the house does not appear to fall within a 100 year flood plane and there appears to be surfficient drainage to prevent flooding.

EXHIBIT "A"

All that certain tract or parcel of land situated in the J. R. BLAIR SURVEY, A-32, Franklin County, Texas; being all of that certain 22.476 acre tract described in Deed to James Carpenter and wife, Margaret, dated 1993, recorded in Vol. 233, page 414, Deed Records of Franklin County, Texas; and being more particularly described as follows;

BEGINNING at a ½ inch iron rod found on the Southwest corner of said 22.476 acre tract, being on the Northwest corner of a 13.93 acre tract described in Contract of Sale and purchase to Joseph Raz, recorded in Vol. 209, page 820 of said Deed Records;

THENCE N 1 deg. 15 min. 30 sec. E along the fenced West line of said 22.476 acre tract - 622.37 feet to a ½ inch iron rod found on the center line of County Road SE 3370 and on the Northwest corner of said 22.476 acre tract;

THENCE S 89 deg. 28 min 33 sec. E along said center line - 1257.92 feet to a ½ inch iron rod found on the right-of-way line of said County Road;

THENCE S 83 deg. 13 min. 10 sec. E along the North line of said 22.476 acre tract - 350.95 feet to a ½ inch iron rod set on the Northeast corner of said 22.476 acre tract, being on the Northernmost Northwest corner of Lot 1, Block 13, of the amended Pelican Bay Subdivision as shown by Plat recorded in Plat Cabinet 124-A, Plat Records of said County, and being in the center of Beavers Spring Branch;

THENCE in the a Southerly direction along the Branch: S 39 deg. 05 min. 06 sec. W - 48.68 feet and S 86 deg. 27 min. 11 sec. W - 30.80 feet to a point in the center of Blair Creek;

THENCE along said Blair Creek as follows: S 9 deg. 12 min. 42 sec. W- 15.37 feet, S 26 deg. 44 min. 43 sec. W - 56.31 feet, S 10 deg. 17 min. 18 sec. E - 56.28 feet, S 35 deg. 58 min. 21 sec. W - 77.50 Feet, S 9 deg. 33 min. 38 sec. E - 64.38 feet, N 88 deg. 14 min. 10 sec. E - 117.31 feet, S 24 deg. 08 min. 42 sec. E - 115.10 feet, S 56 deg. 32 min. 26 sec. W - 101.26 feet, and S 4 deg. 38 min. 02 sec. E - 148.50 feet to a ½ inch iron rod found on the Southeast corner of said 22.4767 acre tract and being on the Northeast corner of a 9.568 acre tract described in Deed to John Cable recorded in Vol. 35, page 338, Real Property Records of said County;

THENCE S 89 deg. 11 min. 08 sec. W along the fenced South line of said 22.476 acre tract - 1598.03 feet to the PLACE OF BEGINNING containing 22.478 acres, more or less with 0.63 acres contained within said County Road.