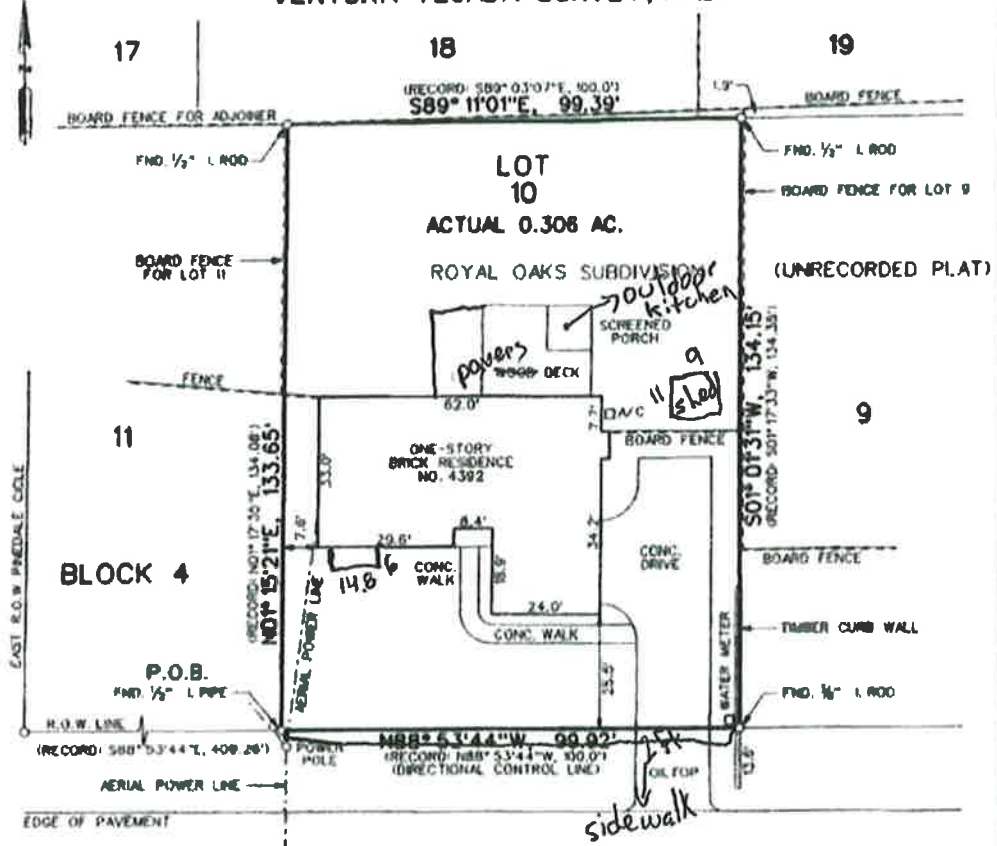


VENTURA TEJADA SURVEY, A-21



LEANING OAK DRIVE (60' R.O.W.)

BEARING BASIS: DEED, VOL. 3871, PG. 664, S.C.L.R.1

PLAT OF RESIDENTIAL LOT SURVEY

I hereby certify that this plat was prepared from an actual survey made on the ground under my direction and supervision of property located at 4392 Leaning Oak Drive, Mint, Smith County, Texas, a part of the Ventura Tejada Survey, A-21, being all of Lot 10, Block 4 of Royal Oaks Subdivision (unrecorded), being more completely described as a 0.306 acre tract in Exhibit 'A' (attached):

All improvements are situated within the boundaries of the property surveyed and there are no visible or apparent encroachments, protrusions, or conflicts, except as shown.

Lot 10 and all lots in Royal Oaks Subdivision are subject to a blanket easement granted to Texas Power and Light Company, of record in Vol. 1488, Pg. 344, S.C.D.R., and to Trans-Tex Video Company, Inc., of record in Vol. 2067, Pg. 428, and in Vol. 2079, Pg. 199, S.C.L.R.

NATIONAL FLOOD INSURANCE RATE MAP ZONE 'C' - Not in Area of 100-Year Flood. (Community Panel No. 481185 0335 B)

(PURCHASER: David L. Gregory et ux Lynn M. Gregory)
GF NO. 972492

Robert Matush - R.P.L.S. NO. 3683
JOB NO. 97-406 21 May 1997 Scale: 1" = 30'



JB
JB

F.B. 97-13, 18

BOB MATUSH • REGISTERED PROFESSIONAL LAND SURVEYOR
2824 HENNINGTON DRIVE, SUITE 107 FREDERICK, TEXAS 75703 TEL. (800) 804-7207 FAX (800) 804-8013

JOB NO 97-406
DATE: 21 MAY 1997
SCALE: 1"=30'

EXHIBIT 'A'

**Metes and Bounds Description
0.306 Acre Tract
Lot 10, Block 4
Royal Oaks Subdivision (unrecorded)**

All that certain lot, tract or parcel of land situated in the Ventura Tejada Survey, Abstract 21, Smith County, Texas, being out of and a part of that certain called 41.86 acre tract conveyed by Henry Wilson to Alvin Wilson et al, by deed dated January 1, 1971, and recorded in Volume 1399, Page 556 of the Deed Records of Smith County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron pipe found for the southwest corner of the herein described tract, being in the north right-of-way line of Leaning Oak Drive, and being called (for locative purposes only) South 88°53'44" East, 409.26 feet from the point of intersection of said north right-of-way line of Leaning Oak Drive with the east right-of-way line of Pinedale Circle, for reference;

THENCE, North 01°15'21" East, a distance of 133.65 feet to a 1/2" iron rod found for the northwest corner of the herein described tract;

THENCE, South 89°11'01" East, a distance of 99.39 feet to a 1/2" iron rod found for the northeast corner of the herein described tract;

THENCE, South 01°01'31" West, a distance of 134.15 feet to a 3/8" iron rod found for the southeast corner of the herein described tract, same being in said north right-of-way line of Leaning Oak Drive;

THENCE, North 88°53'44" West, with said north right-of-way line of Leaning Oak Drive (and the bearing basis of this survey as related to the record bearing), a distance of 99.92 feet to the POINT OF BEGINNING and containing 0.306 acre of land, being the same tract described in a Quit-Claim Deed from Benito F. Arego to Cynthia L. Arego, of record in Volume 3871, Page 664 of the Land Records of Smith County, also known as Lot 10, Block 4 of Royal Oaks Subdivision (unrecorded plat).

I hereby certify that the above description was prepared from an actual survey made on the ground under my direction and supervision during the Month of May, 1997. GIVEN UNDER MY HAND AND SEAL this date, 21 May 1997.

(Reference is hereby made to the plat of survey, Job No. 97-406)

Robert Matush
Registered Professional Land Surveyor
Texas Registration No. 3683

GF NO. 97-2492



LR

LB