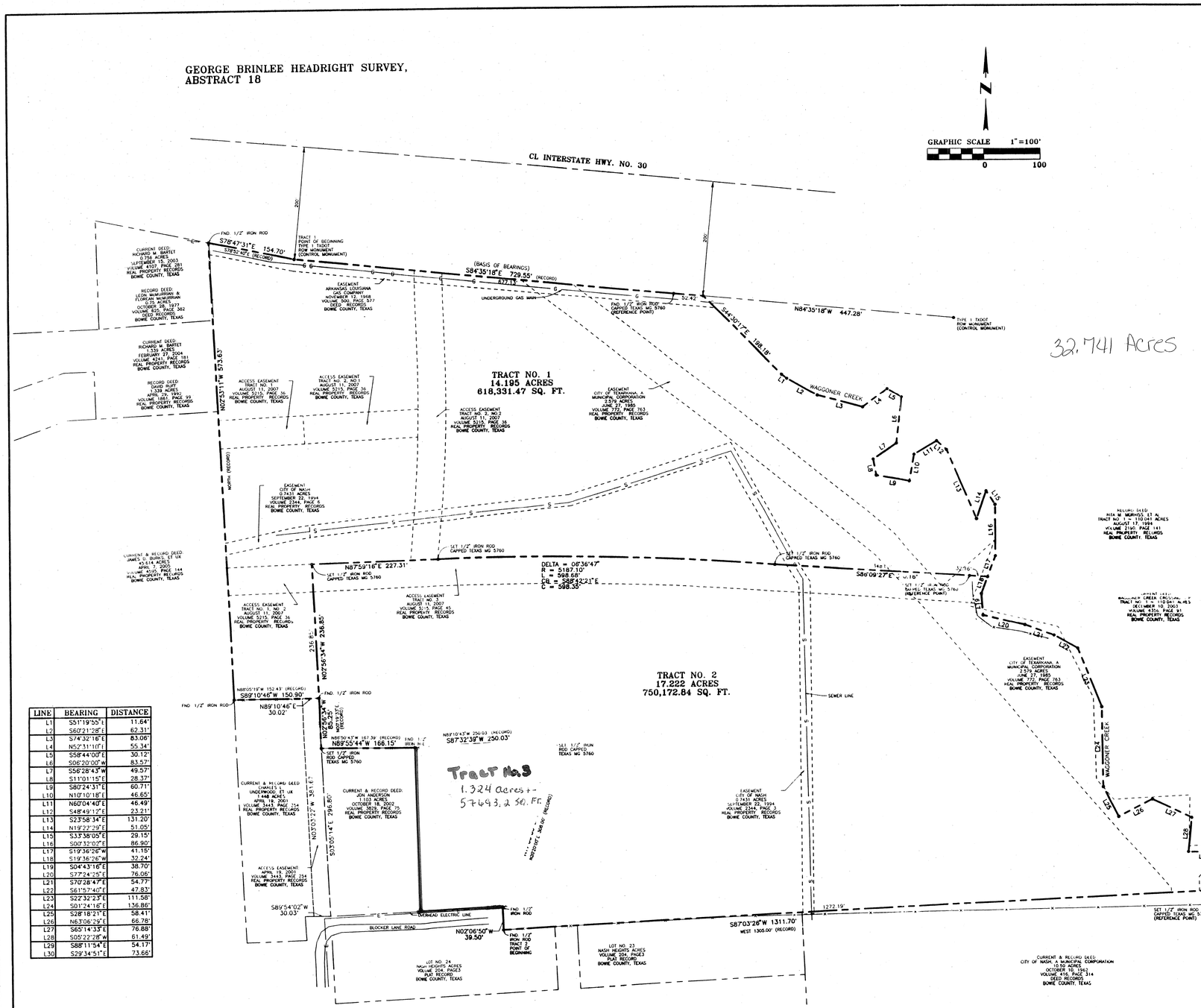


| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S51°19'55"E | 11.64' |
| L2 | S60°21'28"E | 62.31' |
| L3 | S74°32'16"E | 83.06' |
| L4 | N52°31'10"E | 55.34' |
| L5 | S58°44'00"E | 30.12' |
| L6 | S06°20'00"W | 83.57' |
| L7 | S56°28'43"W | 49.57' |
| L8 | S11°01'15"E | 28.37' |
| L9 | S80°24'31"E | 60.71' |
| L10 | N10°10'18"E | 46.65' |
| L11 | N60°04'40"E | 46.49' |
| L12 | S48°49'12"E | 23.21' |
| L13 | S23°58'34"E | 131.20' |
| L14 | N19°27'25"E | 51.05' |
| L15 | S33°38'05"E | 29.15' |
| L16 | S00°32'05"E | 86.90' |
| L17 | S19°36'26"W | 41.15' |
| L18 | S19°36'26"W | 32.24' |
| L19 | S04°43'16"E | 38.70' |
| L20 | S77°24'25"E | 76.06' |
| L21 | S70°28'47"E | 54.77' |
| L22 | S61°57'40"E | 47.83' |
| L23 | S22°32'23"E | 111.58' |
| L24 | S01°24'16"E | 136.86' |
| L25 | S28°18'21"E | 58.41' |
| L26 | N83°08'29"E | 66.78' |
| L27 | S65°14'33"E | 76.88' |
| L28 | S05°22'28"W | 61.49' |
| L29 | S88°11'54"E | 54.17' |
| L30 | S29°34'51"E | 73.66' |

NOTE: BEARING BASIS IS TEXAS DEPARTMENT OF TRANSPORTATION INTERSTATE HIGHWAY NO. 30 RIGHT-OF-WAY PLANS

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN ON THIS PLAT HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR, FURTHER, DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ON THIS PLAT ARE IN THE EXACT LOCATION INDICATED; ALTHOUGH, HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL TOCS BEFORE DIGGING AT 1-800-245-4545

N:\2007 Projects\070016 VISTA CRES\DWGS\ - Drawings, CAD, & Reconnaissance\070016 OVERALL REVISED 8-23-07.dwg
Thu Aug 23 2007 11:40pm

**Property Description**
**Tract No. 1, with 14.195 Acres**
**Bowie County, Texas**

All that certain lot, tract or parcel of land lying and situated in the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas, being all of that certain tract of land described as 2.730 acres in the deed from Pamela Rene Reed, et al, to North Vista Crest Properties, Inc., a Texas Corporation, dated August 10, 2007, recorded in Volume 5215, Page 1 of the Real Property Records of Bowie County, Texas, and all of that certain tract of land described as 13 acres in the deed from Pamela Rene Leavelle Reed, et al, to North Vista Crest Properties, Inc., a Texas Corporation, dated August 10, 2007, recorded in Volume 5215, Page 1 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a Type 1 TxDot right-of-way monument (control monument), found at an angle point in the South right-of-way line of interstate Highway No. 30, the Northeast corner of the said 11.463 acre tract, the Northeast corner of the said 2.730 acre tract;

THENCE South 84 degrees 35 minutes 18 seconds East (Basis of Bearings) at a distance of 677.13 feet, passing a 1/2 inch iron rod set for a reference point, capped Texas MG 5760, continuing in all for a distance of 729.55 feet along the South line of the said right-of-way and the North line of the said 11.463 acre tract, to a point for a corner in the center of Waggoner Creek, the Northeast corner of the said 11.463 acre tract and the Northwest corner of that certain tract of land described as Tract No. 1 with 110.041 acres in the deed from Wilson O. Morries, et al, to Waggoner Creek Crossing, L.P., dated December 10, 2003, recorded in Volume 4306, Page 91 of the Real Property Records of Bowie County, Texas, some being that certain tract of land described as Tract No. 1 with 110.041 acres in the deed from Joan R. Morries, Jr., et ux, to Rita M. Morries, et al, dated August 17, 1994, recorded in Volume 2190, Page 141 of the Real Property Records of Bowie County, Texas, and being the Northeast corner of the said right-of-way;

THENCE in a Southeasterly direction, with the center of the said Waggoner Creek, the following courses and distances:

South 44 degrees 30 minutes 17 seconds East a distance of 198.18 feet to a point for a corner at an angle point,

South 51 degrees 19 minutes 55 seconds East a distance of 11.64 feet to a point for a corner at an angle point,

South 60 degrees 21 minutes 28 seconds East a distance of 62.31 feet to a point for a corner at an angle point,

South 74 degrees 32 minutes 16 seconds East a distance of 83.06 feet to a point for a corner at an angle point,

North 52 degrees 31 minutes 10 seconds East a distance of 55.34 feet to a point for a corner at an angle point,

South 58 degrees 44 minutes 00 seconds East a distance of 30.12 feet to a point for a corner at an angle point,

South 06 degrees 20 minutes 00 seconds West a distance of 83.57 feet to a point for a corner at an angle point,

South 56 degrees 28 minutes 43 seconds West a distance of 49.57 feet to a point for a corner at an angle point,

South 11 degrees 01 minutes 15 seconds East a distance of 28.37 feet to a point for a corner at an angle point,

South 80 degrees 24 minutes 31 seconds East a distance of 60.71 feet to a point for a corner at an angle point,

North 10 degrees 10 minutes 18 seconds East a distance of 46.65 feet to a point for a corner at an angle point,

North 60 degrees 04 minutes 40 seconds East a distance of 46.49 feet to a point for a corner at an angle point,

South 48 degrees 49 minutes 12 seconds East a distance of 23.21 feet to a point for a corner at an angle point,

South 23 degrees 58 minutes 34 seconds East a distance of 131.20 feet to a point for a corner at an angle point,

North 19 degrees 22 minutes 28 seconds East a distance of 51.05 feet to a point for a corner at an angle point,

South 33 degrees 38 minutes 05 seconds East a distance of 29.15 feet to a point for a corner at an angle point,

South 00 degrees 32 minutes 02 seconds East a distance of 88.90 feet to a point for a corner at an angle point,

South 19 degrees 36 minutes 26 seconds West a distance of 41.15 feet to a point for a corner, the Southeast corner of the said 11.463 acre tract;

THENCE North 88 degrees 09 minutes 27 seconds West at a distance of 32.18 feet passing a 1/2 inch iron rod set for a reference point capped Texas MG 5760, continuing in all a distance of 380.18 feet along the South line of the said 11.463 acre tract to a 1/2 inch iron rod set for a corner capped Texas MG 5760, at the beginning of a circular curve to the left;

THENCE in a Northeasterly direction along the arc of said circular curve a distance of 598.68 feet, with a radius of 5187.10 feet, a delta angle of 06 degrees 36 minutes 47 seconds, a chord bearing of North 88 degrees 42 minutes 21 seconds West, and a chord distance of 598.35 feet to a 1/2 inch iron rod set for a corner capped Texas MG 5760, at the end of the said circular curve;

THENCE South 87 degrees 59 minutes 16 seconds West a distance of 227.31 feet along the South line of the said 11.463 acre tract to a 1/2 inch iron rod set for a co-ner capped Texas MG 5760, lying in the West line of the said 2.730 acre tract and the West line of that certain tract of land described as Tract Two, with 13 acres in the deed from Pamela Rene Leavelle Reed (formerly Pamela Rene Leavelle) Successor Trustees of the Residuary Trust under the Last Will and Testament of Roy Wayne Leavelle, Deceased, to Pamela Rene Leavelle Reed, et al, dated May 1, 2001, recorded in Volume 3451, Page 185 of the Real Property Records of Bowie County, Texas, some being that certain tract of land described as 13 acres in the deed from W. H. Borcherding, et ux, to James W. Bonner, et ux, dated September 8, 1976, recorded in Volume 605, Page 190 of the Deed Records of Bowie County, Texas, and that certain tract of land described as 20 acres in the deed from W. H. Borcherding, et ux, to Ora Lee Bonner, et ux, dated January 11, 1974, recorded in Volume 574, Page 423 of the Deed Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod found for a corner lying in the North line of the Nash Heights Acres, according to the plat recorded in Volume 204, Page 3 of the Plat Records of Bowie County, Texas, the Southeast corner of the said 20 acre tract, the Southeast corner of Blocker Lane Road;

THENCE North 02 degrees 06 minutes 50 seconds West a distance of 39.50 feet along the West line of the said 20 acre tract and the East line of the said Blocker Lane Road to a 1/2 inch iron rod found for a corner, the Southeast corner of that certain tract of land described as 2.43 acres in the deed from Andrea M. Cuomo to George Lamar Gronberry, et al, dated September 2, 1997, recorded in Volume 2720, Page 250 of the Real Property Records of Bowie County, Texas, some being that certain tract of land described as 2.43 acres in the deed from Ray W. Leavelle to David O. Surlock, et ux, dated September 4, 1991, recorded in Volume 1659, Page 252 of the Real Property Records of Bowie County, Texas;

THENCE North 17 degrees 09 minutes 35 seconds East a distance of 308.00 feet along the East line of the said 2.43 acre tract and generally along a fence to a 1/2 inch iron rod set for a corner capped Texas MG 5760, the Northeast corner of the said 2.43 acre tract;

THENCE South 87 degrees 32 minutes 39 seconds West a distance of 250.03 feet along the North line of the said 2.43 acre tract, the South line of the said 13 acre tract and generally along a fence to a 1/2 inch iron rod found for a corner, an inside corner of the said 13 acre tract, the Northwest corner of that certain tract of land described as 1.103 acres in the deed from Lamar Gronberry, et ux, to Jon Anderson, dated October 18, 2002, recorded in Volume 3829, Page 75 of the Real Property Records of Bowie County, Texas;

THENCE North 89 degrees 55 minutes 46 seconds West a distance of 168.15 feet along the North line of the said 2.43 acre tract, the North line of the said 1.103 acre tract, and generally along a fence to a 1/2 inch iron rod set for a corner capped Texas MG 5760, lying in the West line of the said 13 acre tract and the East line of that certain tract of land described as 1.330 acres in the deed from Leonard Hammerman & Florence Hammerman to Richard W. Bartlet, dated October 28, 1977, recorded in Volume 820, Page 382 of the Deed Records of Bowie County, Texas, the Northwest corner of the said 1.103 acre tract;

THENCE North 02 degrees 56 minutes 34 seconds West a distance of 322.10 feet along the West line of the said 13 acre tract, the East line of the said 1.446 acre tract, the East line of that certain tract of land described as 2.730 acres in the deed from Pamela Rene Reed, et al, to North Vista Crest Properties, Inc., a Texas Corporation, dated August 10, 2007, recorded in Volume 5215, Page 1 of the Real Property Records of Bowie County, Texas, generally and partially along a fence to a 1/2 inch iron rod set for a corner capped Texas MG 5760, the Southwest corner of the said 2.730 acre tract;

THENCE North 87 degrees 56 minutes 18 seconds East a distance of 227.31 feet along the South line of the said 11.463 acre tract to a 1/2 inch iron rod set for a corner capped Texas MG 5760, at the beginning of a circular curve to the right tangent to said line;

THENCE in a Southeasterly direction along the arc of said circular curve a distance of 598.68 feet, with a radius of 5187.10 feet, a delta angle of 06 degrees 36 minutes 47 seconds, a chord bearing of North 88 degrees 42 minutes 21 seconds East, and a chord distance of 598.35 feet to a 1/2 inch iron rod set for a corner capped Texas MG 5760, at the end of the said circular curve;

THENCE South 88 degrees 09 minutes 27 seconds East a distance of 348.00 feet passing a 1/2 inch iron rod set for a reference point capped Texas MG 5760, continuing in all a distance of 380.18 feet along the South line of the said 11.463 acre tract to a point for a corner in the center of Waggoner Creek, lying in the West line of that certain tract of land described as Tract No. 1 with 110.041 acres in the deed from Wilson O. Morries, et al, to Waggoner Creek Crossing, L.P., dated December 10, 2003, recorded in Volume 4306, Page 91 of the Real Property Records of Bowie County, Texas, some being that certain tract of land described as Tract No. 1 with 110.041 acres in the deed from Joan R. Morries, Jr., et ux, to Rita M. Morries, et al, dated August 17, 1994, recorded in Volume 2190, Page 141 of the Real Property Records of Bowie County, Texas, the Southeast corner of the said 11.463 acre tract;

THENCE in a Southeasterly direction, with the center of the said Waggoner Creek, the following courses and distances:

South 19 degrees 36 minutes 26 seconds West a distance of 32.24 feet to a point for a corner at an angle point,

South 04 degrees 43 minutes 16 seconds East a distance of 38.70 feet to a point for a corner at an angle point,

South 77 degrees 24 minutes 25 seconds East a distance of 76.06 feet to a point for a corner at an angle point,

South 70 degrees 28 minutes 47 seconds East a distance of 54.77 feet to a point for a corner at an angle point,

South 61 degrees 57 minutes 40 seconds East a distance of 47.83 feet to a point for a corner at an angle point,

South 22 degrees 32 minutes 23 seconds East a distance of 111.58 feet to a point for a corner at an angle point,

South 01 degrees 24 minutes 16 seconds East a distance of 136.86 feet to a point for a corner at an angle point,

South 28 degrees 18 minutes 21 seconds East a distance of 58.41 feet to a point for a corner at an angle point,

North 83 degrees 08 minutes 29 seconds East a distance of 66.78 feet to a point for a corner at an angle point,

South 65 degrees 14 minutes 33 seconds East a distance of 76.88 feet to a point for a corner at an angle point,

South 05 degrees 22 minutes 28 seconds West a distance of 61.49 feet to a point for a corner at an angle point,

South 88 degrees 11 minutes 54 seconds East a distance of 54.17 feet to a point for a corner at an angle point,

South 29 degrees 34 minutes 51 seconds East a distance of 73.66 feet to a point for a corner, the Southeast corner of the said 20 acre tract, the northeast corner of that certain tract of land described as 10.50 acres in the deed from Lelia A. Muckleroy, et al, to the City of Nash, a Municipal Corporation, dated October 10, 1982, recorded in Volume 416, Page 314 of the Deed Records of Bowie County, Texas;

THENCE South 87 degrees 03 minutes 26 seconds West at a distance of 39.51 feet passing a 1/2 inch iron rod set for a reference point capped Texas MG 5760, continuing in all a distance of 1311.70 feet along the South line of the said 20 acre tract, the North line of the said 10.50 acre tract, the North line of the Nash Heights Acres, generally and partially along a fence to the point of beginning and containing 17.222 acres of land, more or less.

This description is based on the survey and plat made by Mike Gardner, Registered Professional Land Surveyor No. 5760, on August 23, 2007.

INCLUDED HEREWITH is a 30.00 foot access easement being more particularly described by metes and bounds as follows:

All that certain lot, tract or parcel of land lying and situated in the George Brinlee Headright Survey, Abstract 18, Bowie County, Texas, being a part of that certain tract of land described as 1.448 acres in the deed from P. Rene' Leavelle Reed, et al, to Charles L. Underwood, et ux, dated April 19, 2001, recorded in Volume 3443, Page 254 of the Real Property Records of Bowie County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for a corner lying in the West line of that certain tract of land described as Tract Two, with 13 acres in the deed from Pamela Rene Leavelle Reed (formerly Pamela Rene Leavelle) Successor Trustee of the Residuary Trust under the Last Will and Testament of Roy Wayne Leavelle, Deceased, to Pamela Rene Leavelle Reed, et al, dated May 1, 2001, recorded in Volume 3451, Page 185 of the Real Property Records of Bowie County, Texas, some being that certain tract of land described as 13 acres in the deed from W. H. Borcherding, et ux, to James W. Bonner, et ux, dated September 8, 1976, recorded in Volume 605, Page 190 of the Deed Records of Bowie County, Texas, the Northeast corner of the said 1.448 acre tract, the Southeast corner of that certain tract of land described as 2.730 acres in the deed from Pamela Rene Reed, et al, to North Vista Crest Properties, Inc., a Texas Corporation, dated August 10, 2007, recorded in Volume 5215, Page 1 of the Real Property Records of Bowie County, Texas;

THENCE South 02 degrees 56 minutes 34 seconds East a distance of 85.25 feet along the East line of the said 1.448 acre tract, the West line of the said 13 acre tract, and generally along a fence to a 1/2 inch iron rod set for a corner, the northwest corner of that certain tract of land described as 1.103 acres in the deed from George Lamar Gronberry, et ux, to Jon Anderson, dated October 18, 2002, recorded in Volume 3829, Page 75 of the Real Property Records of Bowie County, Texas;

THENCE South 03 degrees 05 minutes 14 seconds East a distance of 296.80 feet along the East line of the said 1.448 acre tract and the West line of the said 1.103 acre tract to a 1 inch steel pipe found for a corner lying in the North line of Blocker Lane Road, the Southeast corner of the said 1.448 acre tract, the Southwest corner of the said 1.103 acre tract;

THENCE South 89 degrees 54 minutes 02 seconds West a distance of 30.03 feet along the North line of the said Road and the South line of the said 1.448 acre tract to a point for a corner;

THENCE North 03 degrees 03 minutes 22 seconds West a distance of 391.61 feet to a point for a corner lying in the North line of the said 1.448 acre tract;

THENCE North 86 degrees 10 minute 48 seconds East a distance of 30.02 feet along the North line of the said 1.448 acre tract to the point of beginning and containing 0.282 acres of land, more or less.

This description is based on the survey and plat made by Mike Gardner, Registered Professional Land Surveyor No. 5760, on August 23, 2007.

SURVEYOR CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON AUGUST 20, 2007 THAT THIS PLAT (MAP OR DRAWING) CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE ARE NO IMPROVEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN ON THE SURVEY PLAT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

FILE COPY

MIKE GARDNER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5760, STATE OF TEXAS
DATE: AUGUST 23, 2007

STATE OF TEXAS
MIKE GARDNER
#5760
PROFESSIONAL LAND SURVEYOR

NOTE: ALL BEARINGS AND DISTANCES ARE SHOWN AS MEASURED

# BOUNDARY SURVEY

2 TRACTS SITUATED IN THE GEORGE BRINLEE HEADRIGHT SURVEY, ABSTRACT 18, BOWIE COUNTY, TEXAS

FOR: VISTA CRES PROPERTIES, LLC

| Date | Revision/Description |
|---|---|
| | |
| | |
| | |

| Drawn By | Checked By | Project No | Dwg. Date |
|---|---|---|---|
| TB # | MG | 070016 | 8/22/07 |

File No | Sheet No.


MTG engineers
CIVIL ENVIRONMENTAL SURVEYING
3405 SONELL LANE P.O. BOX 3786
TEXARKANA, TEXAS 75501
P 903.838.8533 F 903.832.4700
www.mtgengineers.com