

SURVEY No. 2105 PREPARED FOR PETE FLANAGAN

ALL that certain tract or parcel of land out of the MARTIN MOORE SURVEY, Abstract Number 774 Fannin County, Texas, situated in the Town of Leonard, being part of the land described in a Warranty Deed with Vendor's Lien from Jerry Lee Davis and wife Elaine Davis, to Kenneth Flanagan, dated March 8, 1984, of record at Volume 642, Page 465, Fannin County Deed Records, being more particularly described by metes and bounds as follows.

STANDING at a Found Iron Pin at the most Southern Southwest corner of the referenced Volume 642, Page 465, for the POINT OF BEGINNING and the most Southern Southwest corner of this tract.

THENCE along the East and North R-O-W Line of Bols d' arc Street as Follows:
 N 00° 49' 13" E a distance of 11.24 feet.
 Arc = 30:53', R = 50.00', C = 28:67' N 65° 50' 36" W
 N 87° 33' 43" W a distance of 18.36 feet to a Set Iron Pin for the most Western Southwest corner.

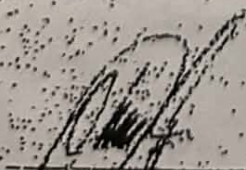
THENCE N 01° 55' 48" E a distance of 118.80 feet to a Set 60d nail for the Northwest corner.

THENCE S 88° 16' 46" E a distance of 127.32 feet to a Set Iron Pin in the West R-O-W Line of US Highway 69 for the Northeast corner.

THENCE S 42° 56' 16" E a distance of 59.04 feet along said Highway R-O-W to a Set Iron Pin for the most Eastern Southeast corner.

THENCE S 53° 06' 28" W a distance of 158.98 feet to the POINT OF BEGINNING containing 0.365 acre.

I, H. Larry Simpson, Registered Professional Land Surveyor # 3562, State of Texas, Hereby certify, the above is from measurements made upon the ground on January 19, 1999. There are no visible discrepancies, encroachments, overlapping of improvements, easements or right-of-ways except as may be noted above and/or shown on the accompanying plat. All bearings on this plat are based on the West Line of Volume 642, Page 465.


 H. Larry Simpson, Registered Professional Land Surveyor No. 3562