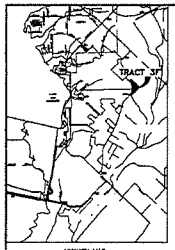

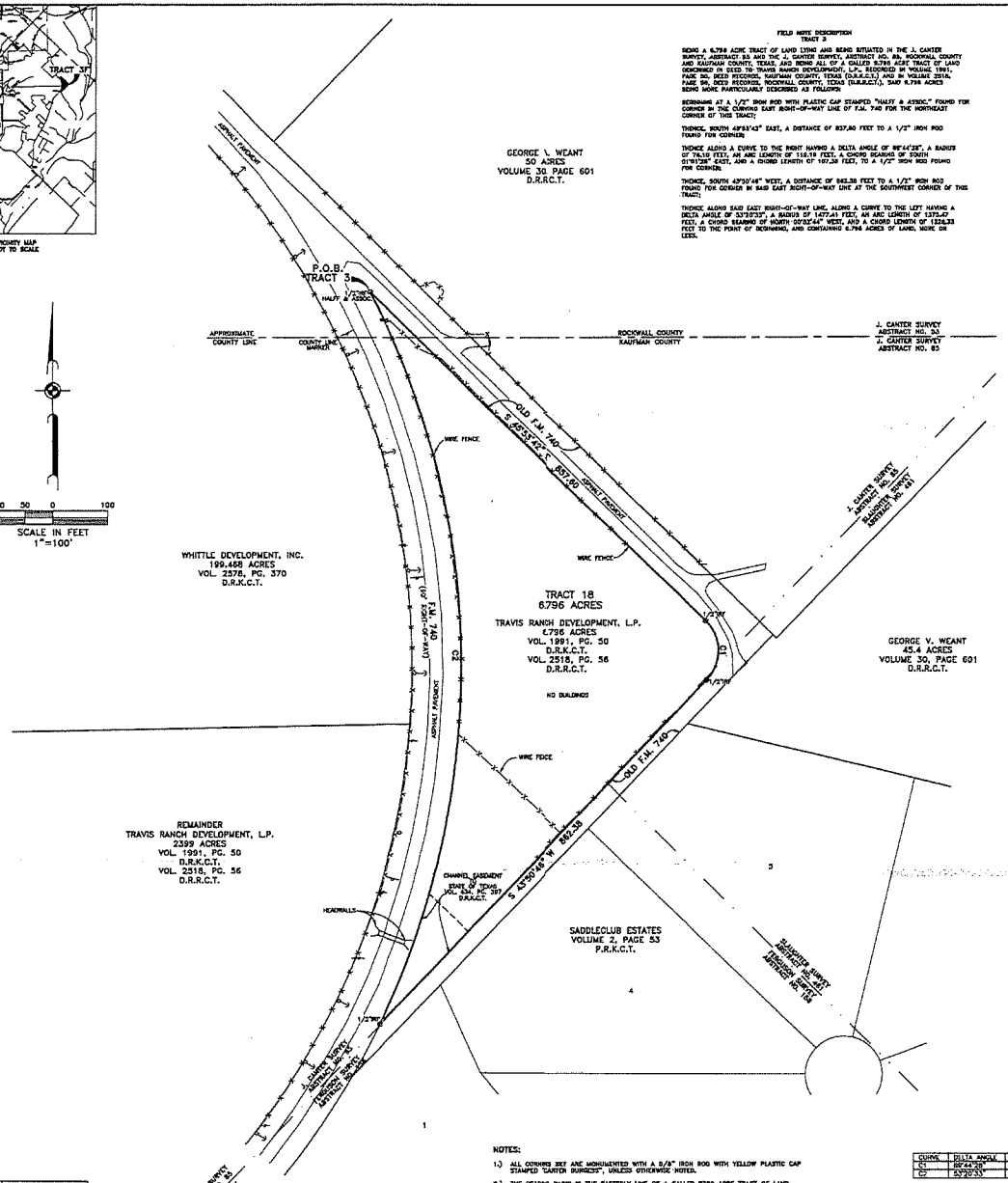

⊕	P.P.	POWER POLE
→	P.P.A.	POWER POLE ANCHOR
⊥	R.S.	ROAD SIGN
⊥	B.P.H.	BURIED PHONE
⊥		TELEPHONE MARKER
⊥	I.R.S.	IRON ROD SET
⊥	I.R.F.	IRON ROD FOUND

FIELD NOTE DESCRIPTION
TRACT 3

BEING A 6.796 ACRE TRACT OF LAND LYING AND BEING SITUATED IN THE J. CANTER SURVEY, ABSTRACT 53 AND THE J. CANTER SURVEY, ABSTRACT NO. 85, ROCKWALL COUNTY AND KAUFMAN COUNTY, TEXAS, AND BEING ALL OF A CALLED 6.795 ACRE TRACT OF LAND DESCRIBED IN DEED TO TRAVIS RANCH DEVELOPMENT, L.P., RECORDED IN VOLUME 1991, PAGE 50, DEED RECORDS, KAUFMAN COUNTY, TEXAS (D.R.K.C.T.) AND IN VOLUME 2518, PAGE 56, DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.), SAID 6.796 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "HALFF & ASSOC." FOUND FOR CORNER IN THE CURVING EAST RIGHT-OF-WAY LINE OF F.M. 740 FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 43°53'42" EAST, A DISTANCE OF 857.50 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 88°44'28", A RADIUS OF 76.19 FEET, AN ARC LENGTH OF 118.19 FEET, A CHORD BEARING OF SOUTH 01°01'28" EAST, AND A CHORD LENGTH OF 107.32 FEET, TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE, SOUTH 43°50'46" WEST, A DISTANCE OF 862.38 FEET TO A 1/2" IRON ROD FOUND FOR CORNER IN SAID EAST RIGHT-OF-WAY LINE AT THE SOUTHWEST CORNER OF THIS TRACT;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT HAVING A DELTA ANGLE OF 53°20'33", A RADIUS OF 1477.41 FEET, AN ARC LENGTH OF 1375.47 FEET, A CHORD BEARING OF NORTH 00°50'44" WEST, AND A CHORD LENGTH OF 1326.23 FEET TO THE POINT OF BEGINNING, AND CONTAINING 6.796 ACRES OF LAND, MORE OR LESS.

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	88°44'28"	76.19	118.19	S 01°01'28" E	107.32
C2	53°20'33"	1477.41	1375.47	N 00°50'44" W	1326.23

NOTES:

1.) ALL CORNERS SET ARE MONUMENTED WITH A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS", UNLESS OTHERWISE NOTED.

2.) THE BEARING BASIS IS THE EASTERLY LINE OF A CALLED 2399 ACRE TRACT OF LAND DESCRIBED IN DEED TO TRAVIS RANCH DEVELOPMENT, L.P., RECORDED IN VOLUME 1991, PAGE 50, D.R.K.C.T., AND IN VOLUME 2518, PAGE 56, D.R.R.C.T., WITH THE REFERENCE BEARING (GRID) S 19°21'15" W.

SCHEDULE B COMMENTS
G.F. NO. 07000344
EFFECTIVE: JULY 24, 2007

a. Easement granted by B. C. Clements to Farmers Electric Cooperative, Inc., dated 07/08/2000, filed 11/17/2000, recorded in Volume 1826, Page 153, Real Property Records of Kaufman County, Texas. UNABLE TO BE LOCATED BY DESCRIPTION.

b. Easement granted by Travis Ranch Development, L.P. to Farmer Lake Water Supply Corporation, dated 08/28/2002, filed 09/23/2002, recorded in Volume 2038, Page 160, Real Property Records of Kaufman County, Texas. As corrected recorded in Volume 2244, Page 107, Real Property Records, Kaufman County, Texas. AFFECTS TRACT 16

c. Easement granted by Travis Ranch Development, L.P. to Lake Vista Ranch Municipal Utility District No. 2, dated 10/14/2003, filed 10/15/2003, recorded in Volume 2298, Page 480, Real Property Records of Kaufman County, Texas. As corrected recorded in Volume 2351, Page 480, Real Property Records, Kaufman County, Texas. AFFECTS TRACT 3

d. Easement granted by Travis Ranch Development, L.P. to Lake Vista Ranch Municipal Utility District No. 2, dated 10/14/2003, filed 10/15/2003, recorded in Volume 2298, Page 487, Real Property Records of Kaufman County, Texas. As corrected recorded in Volume 2351, Page 477, Real Property Records, Kaufman County, Texas. AFFECTS TRACT 7 & TRACT 10

e. Easement granted by Travis Ranch Development, L.P. to Lake Vista Ranch Municipal Utility District No. 2, dated 10/14/2003, filed 10/15/2003, recorded in Volume 2298, Page 503, Real Property Records of Kaufman County, Texas. As corrected recorded in Volume 2351, Page 486, Real Property Records, Kaufman County, Texas. AFFECTS TRACT 3

f. Easement granted by Travis Ranch Development, L.P. to Lake Vista Ranch Municipal Utility District No. 1, dated 10/14/2003, filed 10/15/2003, recorded in Volume 2298, Page 510, Real Property Records of Kaufman County, Texas. As corrected recorded in Volume 2351, Page 485, Real Property Records, Kaufman County, Texas. AFFECTS TRACT 3, TRACT 7, TRACT 10 & TRACT 12

g. Easement granted by Travis Ranch Development, L.P. to Farmers Electric Cooperative, Inc., dated 08/20/2003, filed 11/12/2003, recorded in Volume 2318, Page 207, Real Property Records of Kaufman County, Texas. AFFECTS TRACT 8

h. Easement granted by Travis Ranch Development, L.P. to Southwestern Bell Telephone, L.P., dated 01/03/2004, filed 01/12/2004, recorded in Volume 2347, Page 407, Real Property Records of Kaufman County, Texas. AFFECTS TRACT 12

i. Easement granted by Travis Ranch Development, L.P. to Farmers Electric Cooperative, Inc., dated 01/08/2004, filed 02/17/2004, recorded in Volume 2347, Page 212, Real Property Records of Kaufman County, Texas. AFFECTS TRACT 12

j. Easement granted by Travis Ranch Development, L.P. to Farmers Electric Cooperative, dated 08/18/2004, filed 08/20/2004, recorded in Volume 2447, Page 253, Real Property Records of Kaufman County, Texas. AFFECTS TRACT 1, TRACT 5 & TRACT 18

k. Easement granted by Travis Ranch Development, L.P. to Oncor Electric Delivery Company, dated 08/07/2004, filed 10/18/2004, recorded in Volume 2517, Page 16, Real Property Records of Kaufman County, Texas. AFFECTS TRACT 1, TRACT 2 & TRACT 18

l. Easement granted by Travis Ranch Development, LP to Lake Vista Ranch Municipal Utility District No. 1, dated 11/21/2003, filed 01/31/2003, recorded in Volume 2377, Page 411, Real Property Records of Kaufman County, Texas. AFFECTS TRACT 12

m. Easement granted by Travis Ranch Development, L.P. to Lake Vista Ranch Municipal Utility District No. 1, dated 02/09/2005, filed 04/18/2005, recorded in Volume 2624, Page 276, Real Property Records of Kaufman County, Texas. AFFECTS TRACT 14 & 18

n. Easement granted by Travis Ranch Development, L.P. to TXU Electric Delivery Company, dated 01/21/2005, filed 07/07/2005, recorded in Volume 2674, Page 44, Real Property Records of Kaufman County, Texas. AFFECTS TRACT 1 & 15

o. Easement granted by Travis Ranch Development, L.P. to Kaufman County Municipal Utility District No. 4, dated 8/03/2005, filed 10/10/2005, recorded in Volume 2740, Page 275, Real Property Records of Kaufman County, Texas. AFFECTS TRACT 16

p. Easement granted by Travis Ranch Development, L.P. to Kaufman County Municipal Utility District No. 4, dated 8/03/2005, filed 10/10/2005, recorded in Volume 2740, Page 285, Real Property Records of Kaufman County, Texas. AFFECTS TRACT 1

q. Easement granted by Travis Ranch Development, L.P. to Kaufman County Municipal Utility District No. 6, dated 8/03/2005, filed 10/10/2005, recorded in Volume 2740, Page 290, Real Property Records of Kaufman County, Texas. AFFECTS TRACT 1

r. Easement granted by Travis Ranch Development, L.P. to Kaufman County Municipal Utility District No. 5, dated 8/03/2005, filed 10/10/2005, recorded in Volume 2740, Page 295, Real Property Records of Kaufman County, Texas. AFFECTS TRACT 1

s. Easement granted by Travis Ranch Development, L.P. to Kaufman County Municipal Utility District No. 6, dated 8/03/2005, filed 10/10/2005, recorded in Volume 2740, Page 300, Real Property Records of Kaufman County, Texas. AFFECTS TRACT 1 & TRACT 15

t. Easement granted by Travis Ranch Development, L.P. to Kaufman County Municipal Utility District No. 7, dated 8/03/2005, filed 10/10/2005, recorded in Volume 2740, Page 305, Real Property Records of Kaufman County, Texas. AFFECTS TRACT 12

u. Easement granted by Travis Ranch Development, L.P. to Kaufman County Municipal Utility District No. 7, dated 8/03/2005, filed 10/10/2005, recorded in Volume 2740, Page 325, Real Property Records of Kaufman County, Texas. AFFECTS TRACT 10 & TRACT 12

v. Easement granted by Travis Ranch Development, L.P. to Kaufman County Municipal Utility District No. 7, recorded in Volume 2740, Page 329, Real Property Records of Kaufman County, Texas. AFFECTS TRACT 12

w. Easement granted by Travis Ranch Development, L.P. to Kaufman County Municipal Utility District No. 7, recorded in Volume 2740, Page 347, Real Property Records of Kaufman County, Texas. AFFECTS TRACT 7

x. Easement granted by Travis Ranch Development, L.P. to Kaufman County Municipal Utility District No. 7, recorded in Volume 2740, Page 334, Real Property Records of Kaufman County, Texas. AFFECTS TRACT 7

y. Easement granted by Travis Ranch Development, L.P. to Kaufman County Municipal Utility District No. 7, dated 02/02/2006, filed 03/03/2006, recorded in Volume 2832, Page 458, Real Property Records of Kaufman County, Texas. AFFECTS TRACT 10

z. Easement granted by Travis Ranch Development, L.P. to Kaufman County Municipal Utility District No. 7, dated 02/02/2006, filed 03/03/2006, recorded in Volume 2832, Page 464, Real Property Records of Kaufman County, Texas. AFFECTS TRACT 7

aa Easement granted by Travis Ranch Development, L.P. to Kaufman County Municipal Utility District No. 7, dated 8/14/2006, filed 08/14/2006, recorded in Volume 2942, Page 338, Real Property Records of Kaufman County, Texas. AFFECTS TRACT 11

bb Easement granted by Travis Ranch Development, L.P. to Kaufman County Municipal Utility District No. 8, dated 02/07/2007, filed 02/08/2007, recorded in Volume 3082, Page 138, Real Property Records of Kaufman County, Texas. AFFECTS TRACT 13

cc Easement granted by Travis Ranch Development, L.P. to Kaufman County Municipal Utility District No. 7, dated 06/21/2007, filed 06/27/2007, recorded in Volume 3169, Page 280, Real Property Records of Kaufman County, Texas. AFFECTS TRACT 17

dd Easement granted by William P. Clements, Jr. to The State of Texas, dated 07/07/1954, recorded in Volume 400, Page 403, Real Property Records of Kaufman County, Texas. AFFECTS TRACT 14

ee Easement granted by Horace E. Brown and Harry K. Wassell to Lone Star Gas Company, dated 08/13/1948, recorded in Volume 78, Page 479, Real Property Records of Rockwall County, Texas. UNABLE TO BE LOCATED BY DESCRIPTION.

ff Easement granted by James E. Askew and wife, Celeste Askew to Kaufman Van-Zandt Gas Corporation, dated 08/08/1950, recorded in Volume 423, Page 804, Real Property Records of Kaufman County, Texas. DOES NOT AFFECT

gg Easement granted by Mrs. Pansy Anderson to The State of Texas, recorded in Volume 454, Page 2 97, Real Property Records of Kaufman County, Texas. AFFECTS TRACT 10

hh Easement granted by James E. Askew and wife, Celeste Askew to Farmer Lake Water Supply Corporation, dated 04/14/1948, recorded in Volume 486A, Page 1180, Real Property Records of Kaufman County, Texas. UNABLE TO BE LOCATED BY DESCRIPTION.

ii Easement granted by William P. Clements, Jr. to Farmer Lake Water Supply Corporation, dated 04/08/1950, recorded in Volume 486A, Page 1227, Real Property Records of Kaufman County, Texas. UNABLE TO BE LOCATED BY DESCRIPTION.

jj Easement granted by William P. Clements, Jr. to Farmer Lake Water Supply Corporation, dated 04/08/1950, recorded in Volume 486A, Page 1229, Real Property Records of Kaufman County, Texas. UNABLE TO BE LOCATED BY DESCRIPTION.

kk Easement granted by W. P. Clements, Jr. to Farmer Lake Water Supply Corporation, recorded in Volume 486A, Page 1231, Real Property Records of Kaufman County, Texas. UNABLE TO BE LOCATED BY DESCRIPTION.

ll Easement granted by William P. Clements, Jr. to Farmer Lake Water Supply Corporation, recorded in Volume 486A, Page 1233, Real Property Records of Kaufman County, Texas. UNABLE TO BE LOCATED BY DESCRIPTION.

mm Easement granted by Charlie M. Mobleham and wife, Lone Inez Mobleham to Farmer Lake Water Supply Corporation, recorded in Volume 486A, Page 1282, Real Property Records of Kaufman County, Texas. UNABLE TO BE LOCATED BY DESCRIPTION.

nn Easement granted by Charlie M. Mobleham and wife, Lone Inez Mobleham to Farmer Lake Water Supply Corporation, dated 08/28/1948, recorded in Volume 486A, Page 1271, Real Property Records of Kaufman County, Texas. AFFECTS TRACT 12

oo Easement granted by Lillian Josephine Sealy and William Lester Sealy to Farmer Lake Water Supply Corporation, recorded in Volume 486A, Page 1313, Real Property Records of Kaufman County, Texas. UNABLE TO BE LOCATED BY DESCRIPTION.

pp Flood easements as endorsed on in deed dated 08/12/1970, from W. P. Clements, Jr. and wife Pauline GR Clements, recorded in Volume 537, Page 755, Real Property Records, Kaufman County, Texas. DOES NOT AFFECT

qq Easement granted by A. R. Dooley to Farmer Lake Water Supply Corporation, dated 04/07/1950, recorded in Volume 486C, Page 1986, Real Property Records of Kaufman County, Texas. UNABLE TO BE LOCATED BY DESCRIPTION.

rr Easement granted by Pansy Anderson and Georgie Anderson to Lone Star Gas Company, dated 08/24/1948, recorded in Volume 77, Page 479, Real Property Records of Rockwall County, Texas. DOES NOT AFFECT

ss Easement granted by Jamie Whitmeyer and Clyde C. Whitmeyer to Farmer Lake Water Supply Corporation, dated 05/27/1948, recorded in Volume 481, Page 231, Real Property Records of Kaufman County, Texas. UNABLE TO BE LOCATED BY DESCRIPTION.

tt Easement granted by Lenora C. Mills to Lone Star Gas Co., dated 05/13/1948, recorded in Volume 483, Page 759, Real Property Records of Kaufman County, Texas. UNABLE TO ACCURATELY LOCATE

uu Easement granted by Mary West McLeod to Lone Star Gas Company, dated 10/04/1947, recorded in Volume 80, Page 482, Real Property Records of Rockwall County, Texas. DOES NOT AFFECT

vv Easement to Lone Star Gas Company, dated 06/04/1950, recorded in Volume 514, Page 79, Real Property Records of Kaufman County, Texas. As further affected by instrument dated 02/02/1953, recorded in Volume 1069, Page 867, Real Property Records, Kaufman County, Texas. DOES NOT AFFECT

ww Easement granted by W. P. Clements, Jr. and Pauline G. Clements to Lone Star Gas Company, dated 06/08/1953, recorded in Volume 514, Page 374, Real Property Records of Kaufman County, Texas. AFFECTS TRACT 3, TRACT 9 & 19

xx Easement granted by Garden T. West and wife, Ellen B. West and Sally B. Fitzpatrick and husband, James T. Fitzpatrick to the City of Dallas, recorded in Volume 52 O, Page 71, Real Property Records of Kaufman County, Texas. As further affected by instrument dated 08/30/1983, recorded in Volume 1059, Page 867, Real Property Records, Kaufman County, Texas. DOES NOT AFFECT

yy Easement granted by Lenora C. Mills and Geraldine Mills Pruitt to Lone Star Gas Company, dated 05/15/1969, recorded in Volume 828, Page 54, Real Property Records of Kaufman County, Texas. AFFECTS TRACT 3

zz Easement granted by Cherrell Realty, Inc. to Farmers Electric Cooperative, Inc., dated 09/02/1981, recorded in Volume 705, Page 423, Real Property Records of Kaufman County, Texas. UNABLE TO BE LOCATED BY DESCRIPTION.

AA Easement granted by Iona C. Pinson and Thomas J. Pinson, Jr. to American Telephone and Telegraph Company, recorded in Volume 384, Page 478, Real Property Records of Kaufman County, Texas. UNABLE TO BE LOCATED BY DESCRIPTION.

BB Easement granted by Mrs. George Anderson to Texas Power and Light Company, recorded in Volume 368, Page 515, Real Property Records of Kaufman County, Texas. UNABLE TO BE LOCATED BY DESCRIPTION.

CC Easement granted by Travis Ranch Development, L.P. to Oncor Electric Delivery, dated 09/07/2004, filed 10/18/2004, recorded in Volume 2517, Page 30, Real Property Records of Kaufman County, Texas. AFFECTS TRACT 1 & 15

DD Easement granted by William P. Clements, Jr. to Farmer Lake Water Supply Corporation, recorded in Volume 486A, Page 1254, Real Property Records of Kaufman County, Texas. UNABLE TO BE LOCATED BY DESCRIPTION.

TO: T BELMONT, INC., A NEVADA CORPORATION, TRANSCONTINENTAL REALTY INVESTORS, INC., A NEVADA CORPORATION, CITY BANK, A TEXAS BANKING ASSOCIATION, REPUBLIC TITLE OF TEXAS, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, AND NSPS IN 2002, AND INCLUDES ITEMS 1, 2, 3, 4, 7A, 8, 11A, 13 AND 15 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS, AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF TEXAS, THE MAXIMUM RELATIVE POSITIONAL ACCURACY IS 1:10,000 + 0.10 FEET.

DATE: 6/12/08

JAMES JOSEPH MURRAY, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5338

STATE OF TEXAS
REGISTERED
JAMES JOSEPH MURRAY, JR.
5338
PROFESSIONAL
LAND SURVEYOR

— NOTICE —
WITH SURVEYORS SEAL AND ORIGINAL SIGNATURE
THIS SURVEY PLAT IS VALID ONLY WHEN ISSUED

PROJECT NO.	02105901	DATE	REVISIONS
DRAWN BY	T.A.G.		
APPROVED BY	J.J.M.		
DATE	05/12/08		

ALTA/ASCM LAND TITLE SURVEY
TRACT 18–6.796 ACRES
OUT OF THE J. CANTER SURVEY, ABSTRACT NO. 53 AND THE J. CANTER SURVEY, ABSTRACT NO. 85
IN KAUFMAN COUNTY AND ROCKWALL COUNTY, TEXAS

Carter::Burgess
CARTER & BURGESS, INC.
7850 BUSBROOK DRIVE, SUITE 250
DALLAS, TX 75230-4861
(214) 638-0145

SHEET 1 OF 1
FILE: 01-9143

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