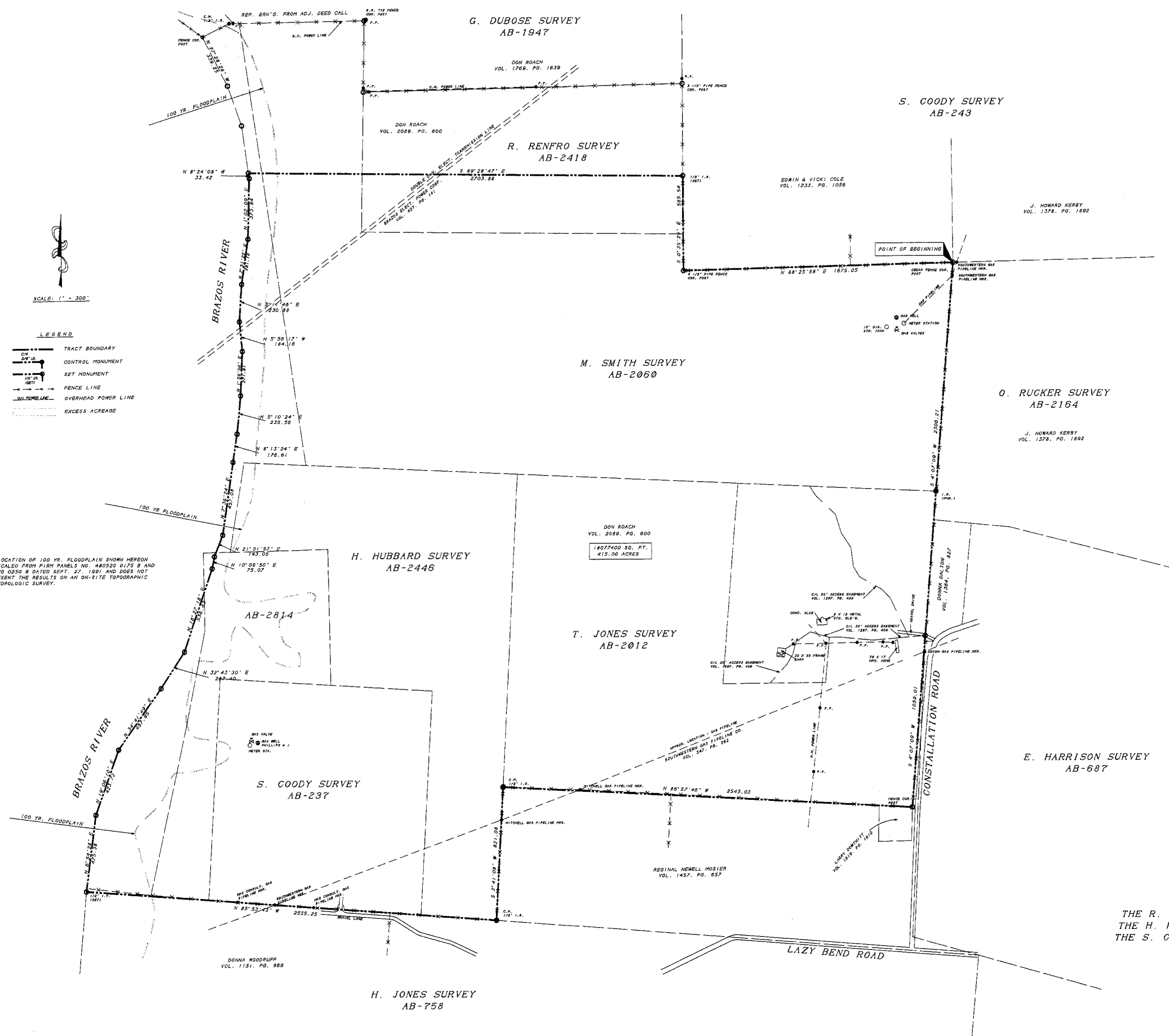




I, B. F. RIVERS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2190, STATE OF TEXAS
HEREBY CERTIFY THAT THIS PLAT AND THE ATTACHED DESCRIPTION/CERTIFICATION TRULY
REPRESENT A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION IN FEBRUARY, 2003.
B.F. RIVERS, M.S., P.E., R.P.L.S.
NO. 2190, STATE OF TEXAS
JUNE 3, 2004



PLAT OF SURVEY
415.00 ACRES OUT OF
THE R. RENFRO SURVEY, AB-2418; THE M. SMITH SURVEY, AB-2060;
THE H. HUBBARD SURVEY, AB-2446; THE T. JONES SURVEY, AB-2012;
THE S. COODY SURVEY, AB-237 AND THE I. & G. N. RR. CO. SURVEY,
AB-2814, PARKER COUNTY, TEXAS

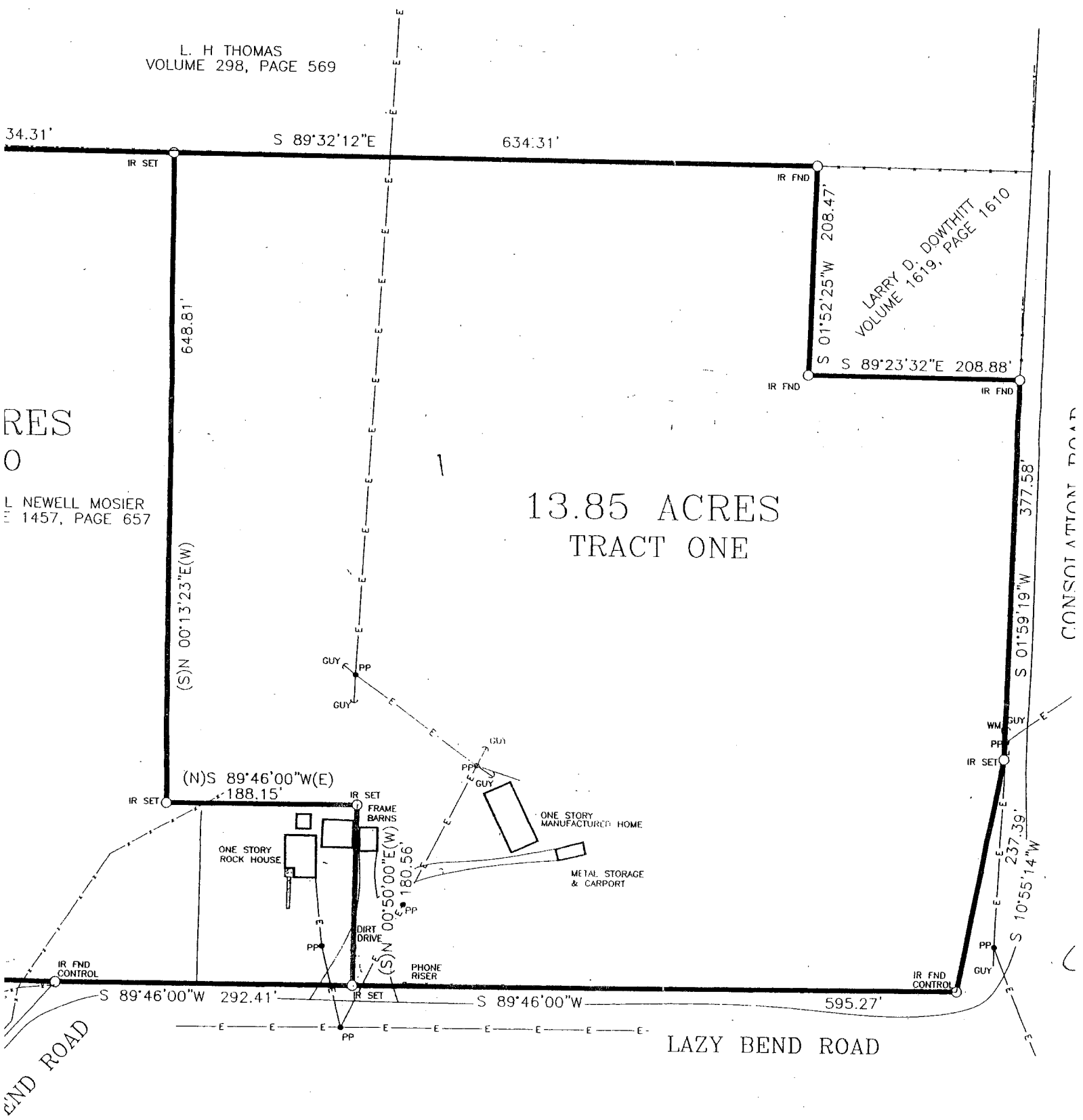
RIVERS & ASSOCIATES
ENGINEERS & SURVEYORS
P.O. BOX 1447 - 139 CROWLEY LANE
MINERAL WELLS, TEXAS 78068
940-325-8613
FAX 940-325-8028
JUNE, 2004

ACTS SITUATED IN AND BEING A
ONES SURVEY, ABSTRACT No. 2012,

AS

IRRENT TITLE REQUEST HAS BEEN MADE TO
OFFICE, AS OF THIS DATE, TO REVIEW BUILDING
CTIONS, EASEMENTS, AND/OR ANY OTHER
MENTS POSSIBLY RELATING TO THIS TRACT
ND.

NOTE:
ACCORDING TO THE U. S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT FEDERAL INSURANCE
ADMINISTRATION FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER: 480620 0176 B
EFFECTIVE DATE: SEPTEMBER 27, 1991
THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR
FLOOD HAZARD AREA.



LEGAL DESCRIPTION/CERTIFICATION

TO ALL PARTIES INTERESTED IN THE PREMISES SURVEYED IN PARKER COUNTY, TEXAS:

BEING 415.00 acres out of the R. Renfro Survey, Abstract No. 2418; the M. Smith Survey, Abstract No. 2060; the H. Hubbard Survey, Abstract No. 2446; the T. Jones Survey, Abstract No. 2012; the S. Coody Survey, Abstract No. 237 and the I. & G. RR. Co. Survey, Abstract No. 2814, Parker County, Texas and being a part of those certain tracts conveyed to Don Roach by deed recorded in Volume 2089, Page 600 of the Real Records of Parker County, Texas and being more particularly described as follows:

BEGINNING at a cedar fence corner post, found in place, at the Northeast corner of said M. Smith Survey, Abstract No. 2060, said Point being the Northwest corner of that certain tract conveyed to J. Howard Kerby by deed recorded in Volume 1378, Page 1892 of the Real Records of Parker County, Texas for a Northeast corner of this tract;

THENCE S 04D 07' 09" W, generally along an existing fence line and along with the West line of said Kerby tract and along with the West line of that certain tract conveyed to Donna Dalton by deed recorded in Volume 1364, Page 827 of the Real Records of Parker County, Texas, a distance of 2306.21 feet to a point on the West line of Constallation Road for a corner of this tract;

THENCE S 04D 07' 09" W, generally along an existing fence line and along with the West line of said Constallation Road, a distance of 1059.01 feet to the Northeast corner of that certain tract conveyed to Larry Dowthitt by deed recorded in Volume 1619, Page 1610 of the Real Records of Parker County, Texas for the most Northerly Southeast corner of this tract;

THENCE N 86D 57' 46" W, generally along an existing fence line and along with the North line of said Dowthitt tract and along with the North line of that certain tract conveyed to Reginal Newell Mosier by deed recorded in Volume 1457, Page 657 of the Real Records of Parker County, Texas, a distance of 2545.03 feet to a 1/2 inch iron rod, found in place, at a fence corner at the Northwest corner of said Mosier tract for an ell corner of this tract;

THENCE S 02D 41' 08" W, generally along an existing fence line and along with the West line of said Mosier tract, a distance of 821.08 feet to a 1/2 inch iron rod, found in place, at a fence corner on the North line of that certain tract conveyed to Donna Woodruff by deed recorded in Volume 1151, Page 866 of the Real Records of Parker County, Texas for the Southwest corner of said Mosier tract and the most Southerly Southeast corner of this tract;

THENCE N 85D 53' 43" W, generally along an existing fence line and along with the North line of said Woodruff tract, a distance of 2555.25 feet to a point on the East bank of the Brazos River for the Southwest corner of this tract;

THENCE Northerly, along and with the East bank of the Brazos River the following courses and distances:

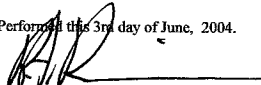
N 06D 54' 28" E, 475.38 feet;
N 19D 06' 10" E, 423.72 feet;
N 34D 41' 49" E, 457.95 feet;
N 32D 43' 30" E, 267.40 feet;
N 18D 27' 18" E, 536.43 feet;
N 10D 09' 50" E, 75.07 feet;
N 21D 01' 57" E, 143.05 feet;
N 07D 36' 24" E, 457.08 feet;
N 08D 13' 24" E, 176.61 feet;
N 05D 10' 24" E, 235.56 feet;
N 01D 59' 36" E, 271.81 feet;
N 05D 56' 17" W, 184.16 feet;
N 03D 11' 46" E, 230.88 feet;
N 07D 51' 25" E, 281.18 feet;
N 01D 02' 09" E, 373.84 feet;
N 08D 24' 09" W, 330.09 feet to a point for the Northwest corner of this tract;

THENCE S 89D 28' 47" E, a distance of 2703.88 feet to the place of beginning and containing 415.00 acres.

SURVEYOR'S CERTIFICATE

I, B.F. Rivers, Registered Professional Land Surveyor No. 2190, State of Texas, hereby certify that (a) this plat of survey and the property description set forth hereon are true and correct prepared from an actual on-the-ground survey of the real property shown hereon; (b) such survey was conducted by the surveyor, or under his direct supervision; (c) the survey plat shows all easements of which the surveyor has been advised or of which he has legal notice; (d) except as shown hereon, there are no encroachments onto the property or protrusions therefrom, there are no visible easements or rights-of-way on the property and there are no visible discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of any improvements if shown hereon, are located within the boundaries of the property and set back from the property line the distances indicated; (f) the distance from the nearest street or road is shown; (g) the property has access to and from a public roadway; (h) the survey was made and staked on the ground and the property corners are marked with permanent monuments; (i) the boundaries, dimensions and other details shown hereon are true and correct; (j) a part of this property is located within a 100 year flood hazard area in accordance with the document entitled "Flood Insurance Rate Maps, Parker County, Texas", Panel Nos. 480520 0175 B and 480520 0250 B, dated September 27, 1991; (k) this survey does not constitute a title search by the surveyor and the surveyor has made no independent investigation or search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current title search may disclose; (l) no excavations were made to locate underground facilities and neither subsurface nor environmental conditions were examined or considered as a part of this survey and no statement is made concerning the existence of underground containers, facilities or environmental conditions that may affect the use or development of this property.

Performed this 3rd day of June, 2004.


B.F. Rivers, M.S., P.E., R.P.L.S.
No. 2190, State of Texas



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