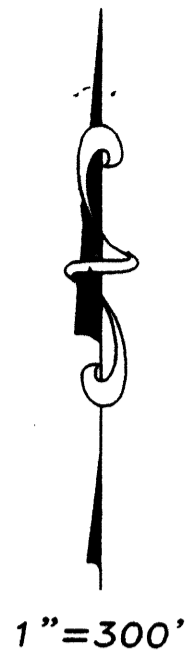


2004-0000350



STATE OF TEXAS
COUNTY OF SMITH

DESCRIPTION

BEING all of that tract of land in Smith County, Texas, out of the Jacob Harris Survey, A-422 and out of the Matthew Carroll Survey, A-186, and being all that called 263.28379 acres of land described in a deed to Neptune Properties, L.P. as recorded in Volume 7140, Page 330 of the Official Public Records of Smith County, Texas, and being further described as follows:

BEGINNING at a 1/2 inch steel rod found at the Northeast corner of said Neptune tract, at the Southeast corner of that called 10,0000 acres of land described in a deed to David L. Tappin as recorded in Volume 2970, Page 877 of the Land Records of Smith County, Texas, and on the Southwest line of Old Oman Road;

THENCE Southwesterly, 442.08 feet along said line of Old Oman Road and a curve to the left having a radius of 1,833.51 feet and a central angle of 15 degrees 58 minutes 45 seconds (Chord bears South 27 degrees 58 minutes 02 seconds East, 440.83 feet) to a 1/2 inch steel rod set at point of tangency;

THENCE South 35 degrees 38 minutes 54 seconds East, 1008.44 feet along said line of Old Oman Road to a 1/2 inch steel rod found at the Easterly most Southeast corner of said Neptune tract, and at the Northeast corner of that called 80.42 acres of land described in a deed to Lynda Marie Hamilton as recorded in Volume 1280, Page 542 of the Deed Records of Smith County, Texas;

THENCE North 89 degrees 24 minutes 30 seconds West, 744.96 feet to a 1/2 inch pipe found at an old corner of said Neptune tract, and at the Northwest corner of said 80.42 acres;

THENCE South 00 degrees 00 minutes 48 seconds West, 2270.44 feet to a 1/2 inch steel rod found at the Southeast corner of said Neptune tract, and at the Southwest corner of said 80.42 acres;

THENCE South 89 degrees 57 minutes 03 seconds West, 1387.20 feet to a 1 inch pipe found at the Southwest corner of said Neptune tract;

THENCE North 53 degrees 05 minutes 30 seconds West, 1800.88 feet to a 1 inch pipe found for corner;

THENCE North 39 degrees 18 minutes 33 seconds West, 1725.91 feet to a 1/2 inch steel rod found for corner;

THENCE North 00 degrees 10 minutes 02 seconds West, 388.91 feet to a 1/2 inch steel rod found at an old corner of said Neptune tract;

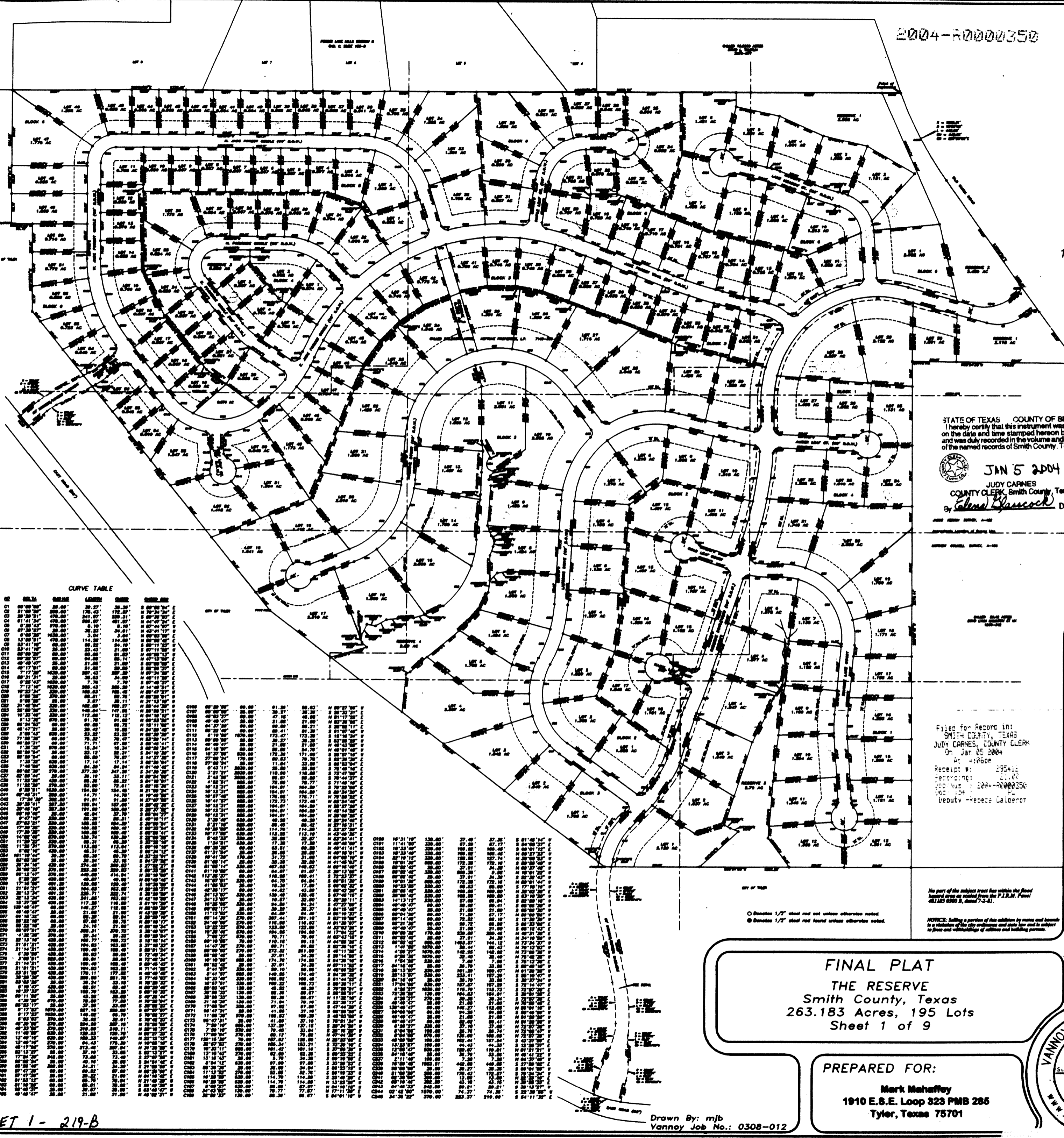
THENCE North 88 degrees 38 minutes 44 seconds West, 98.79 feet to a 5/8 inch steel rod found for corner;

THENCE North 00 degrees 07 minutes 04 seconds East, 801.00 feet to a 1/2 inch steel rod found at the Northeast corner of the Neptune tract, and at the Southeast corner of Lot B of Forest Lake Hills, Section III as recorded in Cabinet C, Slide 188-D of the Plat Records of Smith County, Texas;

THENCE South 89 degrees 54 minutes 07 seconds East, 1372.45 feet to a 1/2 inch steel rod found at the Southeast corner of Lot 7, and at the Southwest corner of Lot 6 of said Forest Lake Hills;

THENCE North 89 degrees 58 minutes 54 seconds East, 2670.75 feet to the Point of Beginning, containing 263.183 acres of land.

Bearings based on North American Datum 1983 (NAD83), Texas North Central Zone.



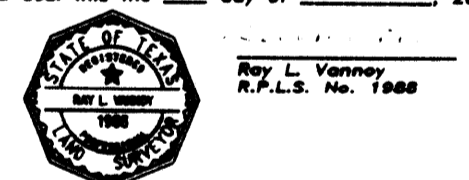
STATE OF TEXAS COUNTY OF SMITH
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Smith County, Texas.

JAN 5 2004
JUDY CARNES
COUNTY CLERK, Smith County, Texas
By *Calvin Blasco* Deputy

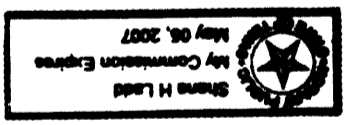
Filed for Record in:
SMITH COUNTY, TEXAS
JUDY CARNES, COUNTY CLERK
On Jan 05 2004
at 4:00pm
Record # 295412
Page # 107
Book # 2004-0000350
Sub # 1
Deputy - Rebecca Galbreath

I, RAY L. VANNOY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1888, do hereby certify that this plat was prepared from an actual survey made on the ground under my direction and supervision during the month of October 2003.

Given under my hand and seal this the 1st day of January, 2004.



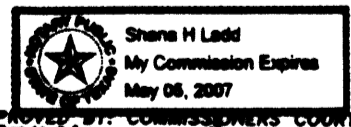
SUBSCRIBED AND SWORN BEFORE ME, a Notary Public, in and for the State of Texas, this the 1st day of January, 2004.



OWNER'S STATEMENT
Neptune Properties, L.P., owner of the subject property as shown herein and do accept this as my Plan for the subdividing into lots and blocks and do not dedicate to the public forever the streets, easements, and other land as shown.

Mark Mahaffey
Mark Mahaffey
Notary Public, State of Texas

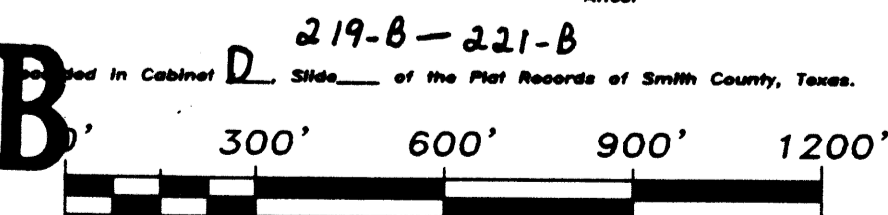
SUBSCRIBED AND SWORN BEFORE ME, a Notary Public, in and for the State of Texas, this the 1st day of January, 2004.



Notary Public, State of Texas
Shana H Ladd
Shana H Ladd
Notary Public, State of Texas

APPROVED BY COMMISSIONERS COURT, SMITH COUNTY, TEXAS ON THE 5th DAY OF JANUARY, 2004.

Chick McGehee
Chick McGehee
County Judge



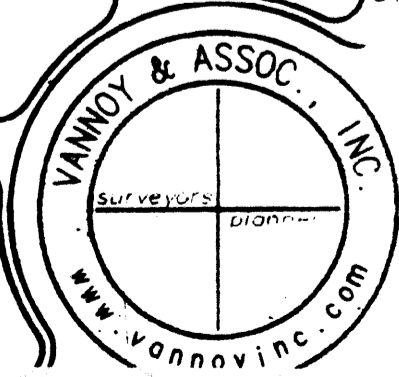
SHEET 1 - 219-B

FINAL PLAT
THE RESERVE
Smith County, Texas
263.183 Acres, 195 Lots
Sheet 1 of 9

PREPARED FOR:
Mark Mahaffey
1910 E.S.E. Loop 328 PMB 285
Tyler, Texas 75701

Drawn By: mjb
Vannoy Job No.: 0308-012

Vannoy & Assoc., Inc.
Surveyors/Planners
105 Jordans Plaza Blvd., Suite 107
Tyler, Texas 75704, (903)592-9920 Waco, Texas 76710, (254)751-1934



TRUE AND CORRECT
COPY OF ORIGINAL
FILED IN SMITH COUNTY
CLERK'S OFFICE

D/219-B