

Mets and Bounds Description:

BEING a tract of land situated in Denton County, Texas, and being a part of the R. Cowan Survey, Abstract No. 211 and being a part of that certain 45 acre tract described in a deed from C.E. Perkins to S.A. Perkins, as recorded in Volume 155, Page 627, Deed Records Denton County, Texas, (D.R.D.C.T.), and being all that certain tract of land conveyed to Sharon Dixon, as described in County Clerk's File No. 94-R0080625, D.R.D.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for corner, said corner being in the apparent centerline of Smiley Road (a public thoroughfare), also being the southwest corner of a tract conveyed to Timothy J. Kelly, as recorded in Volume 102, Page 384, D.R.D.C.T.;

THENCE EAST along the south line of said Kelly tract, a distance of 1145.77 feet to a 1/2" iron rod found for corner, said corner being on the west line of a tract of land conveyed to Donald C. McCarty, as recorded in Vol. 4302, Pg. 1300, D.R.D.C.T.;

THENCE S00T13'29"W along said west line, a distance of 189.99 feet to a 1/2" iron rod found for corner;

THENCE WEST along the north line of said McCarty tract, a distance of 1145.77 feet to a 1/2" iron rod with cap stamped "ONE STAR" set for corner, said corner being in the aforementioned centerline of Smiley Road;

THENCE N00T13'29"E along said centerline, a distance of 189.99 feet to the POINT OF BEGINNING, containing 217,800 square feet or 5,000 acres of land.

Sharon Dixon
CCF# 94-R0080625,
D.R.D.C.T.
217,800 sq. ft. / 5,000 acres

WEST
1145.77'

EAST
1145.77'

Donald C. McCarty
Judith L. McCarty
Volume 4302, Page 1300,
D.R.D.C.T.

Donald C. McCarty
and spouse,
Judith L. McCarty
Volume 4302, Page 1300,
D.R.D.C.T.

Notes:

- 1.) Bearings are based on the north line of that certain tract of land conveyed to Sharon Dixon, as recorded under County Clerk's File No. 94-R0080625, of the Deed Records of Denton County, Texas.
- 2.) According to the Flood Insurance Note Map of Denton County, Texas, Map Number 480774-0070 C, effective date June 02, 1994, the above described property is located in Zone X1, bounded by said map to be, "area outside the 500-year flood plain".
- 3.) This survey was completed without the benefit of Abstract of Title. The surveyor has relied on the Commitment for Title Insurance issued by the title insurance company, dated August 01, 2003, to the effect that the title is clear, and that the surveyor has no knowledge of any claims, restrictions, or rights-of-way affecting the above described property. No additional research regarding said encumbrances, restrictions or rights-of-way has been performed by the surveyor.
- 4.) The assessment described in instrument recorded in Volume 401, Page 323, D.R.D.C.T., cannot be located by the description stated in said document.

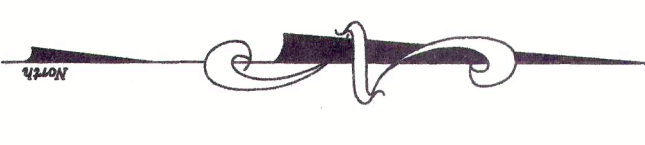
Surveyor's Certification:

To: Landmark American Title, Mortgage II, Inc. ISDA, Jason Carroll, Sharon Dixon, o/a/a Sharon Knowles

I, James P. Kemp, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey was made on the current Texas Surveying Standards and Specifications for a Category 1A, Condition II Survey. This survey complies with the current Texas Surveying Standards and Specifications for a Category 1A, Condition II Survey. The above certification does not apply to any copies.

James P. Kemp
Professional Land Surveyor
Texas No. 5100

Date August 10, 2003



James P. Kemp 8-26-03
John Swann 8-26-03

American Title Company
Boundary and Improvement Survey
5398 Smiley Road
Denton County, Texas

217,800 sq. ft. / 5,000 acres
In the R. Cowan Survey ~ Abstract No. 211
Denton County, Texas

JOHN SWANN
SURVEYOR, III, INC.
504 TEXAS STREET, SUITE 100
DENTON, TEXAS 76201
(817) 444-4410 (817) 444-4414

DRAWN BY	CSH	SCALE	1" = 40'	SHEET NO.	1 of 1
APPROVED BY	JK	DATE	08/10/03	WESCO	Denton 4E-45
JOB NO.	2003-0510				

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