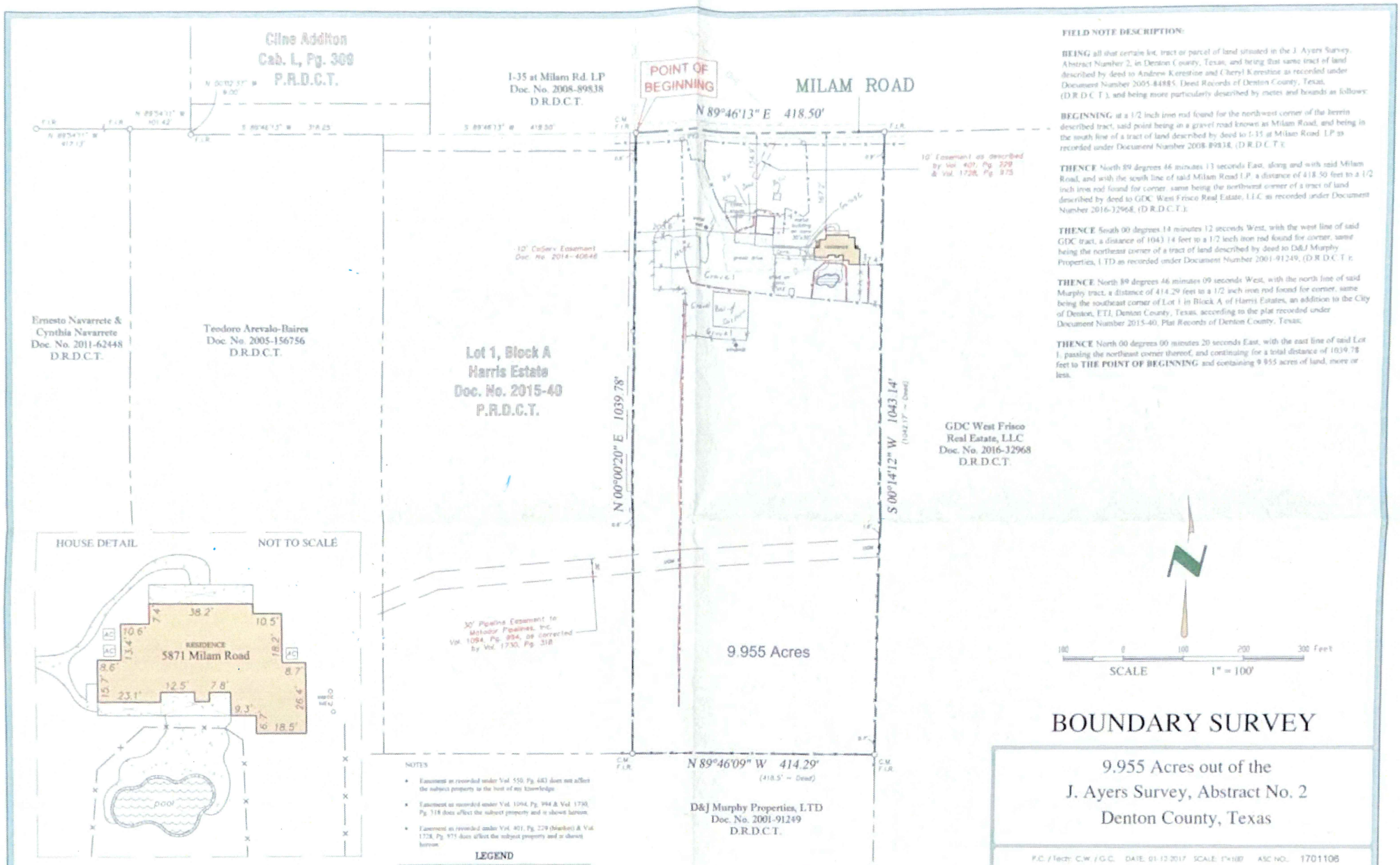

FIELD NOTE DESCRIPTION:

BEING all that certain lot, tract or parcel of land situated in the J. Ayers Survey, Abstract Number 2, in Denton County, Texas, and being that same tract of land described by deed to Andrew Kerestine and Cheryl Kerestine as recorded under Document Number 2005-84885, Deed Records of Denton County, Texas, (D.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of the herein described tract, said point being in a gravel road known as Milam Road, and being in the south line of a tract of land described by deed to I-35 at Milam Road LP as recorded under Document Number 2008-89838, (D.R.D.C.T.);

THENCE North 89 degrees 46 minutes 13 seconds East, along and with said Milam Road, and with the south line of said Milam Road LP, a distance of 418.50 feet to a 1/2 inch iron rod found for corner, same being the northwest corner of a tract of land described by deed to GDC West Frisco Real Estate, LLC as recorded under Document Number 2016-32968, (D.R.D.C.T.);

THENCE South 00 degrees 14 minutes 12 seconds West, with the west line of said GDC tract, a distance of 1043.14 feet to a 1/2 inch iron rod found for corner, same being the northeast corner of a tract of land described by deed to D&J Murphy Properties, LTD as recorded under Document Number 2001-91249, (D.R.D.C.T.);

THENCE North 89 degrees 46 minutes 09 seconds West, with the north line of said Murphy tract, a distance of 414.29 feet to a 1/2 inch iron rod found for corner, same being the southeast corner of Lot 1 in Block A of Harris Estates, an addition to the City of Denton, ETJ, Denton County, Texas, according to the plat recorded under Document Number 2015-40, Plat Records of Denton County, Texas;

THENCE North 00 degrees 00 minutes 20 seconds East, with the east line of said Lot 1, passing the northeast corner thereof, and continuing for a total distance of 1039.78 feet to **THE POINT OF BEGINNING** and containing 9.955 acres of land, more or less.

NOTES

- Easement as recorded under Vol. 550, Pg. 683 does not affect the subject property to the best of my knowledge.
- Easement as recorded under Vol. 1094, Pg. 994 & Vol. 1730, Pg. 318 does affect the subject property and is shown hereon.
- Easement as recorded under Vol. 401, Pg. 229 (blanket) & Vol. 1728, Pg. 975 does affect the subject property and is shown hereon.

LEGEND

NOTE:

- Bearings are based on Texas State Plane Coordinate System, North Central Zone (NAD 83, U.S. Feet) with a combined scale factor of 1.0001562.

SURVEYOR'S CERTIFICATION: The undersigned does hereby certify to Title Resources (G.F. No. 1641871) that this survey was this day made on the ground of the property legally described hereon and is correct and to the best of my knowledge, there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way that I have been advised of except as shown hereon.

FLOOD NOTE. It is my opinion that the property described hereon is not within the 100-year flood zone area according to the Federal Emergency Management Agency's Flood Insurance Rate Map Community-Panel No. 480774 0215 G, present effective date of map, April 18, 2011, herein property situated within Zone "X" (Unshaded).

BOUNDARY SURVEY

9.955 Acres out of the
J. Ayers Survey, Abstract No. 2
Denton County, Texas

F.C. / Tech: C.W. / G.C. DATE: 01.12.2017 SCALE: 1"=100' ASC NO.: 1701106

5871 Milam Road
Denton County, Texas

The undersigned have/has reviewed and reviewed a copy of this survey.

1. _____
2. _____
3. _____

Date: _____

TITLE RESOURCES

Arthur Surveying Co.
Professional Land Surveyors
220 Elm St., # 200 - Lewisville, TX 75057
Ph. 972.221.9439 - TFRN# 10063800
arthursurveying.com Established 1986

STATE OF TEXAS
J. R. JANUARY
5382
PROFESSIONAL LAND SURVEYOR