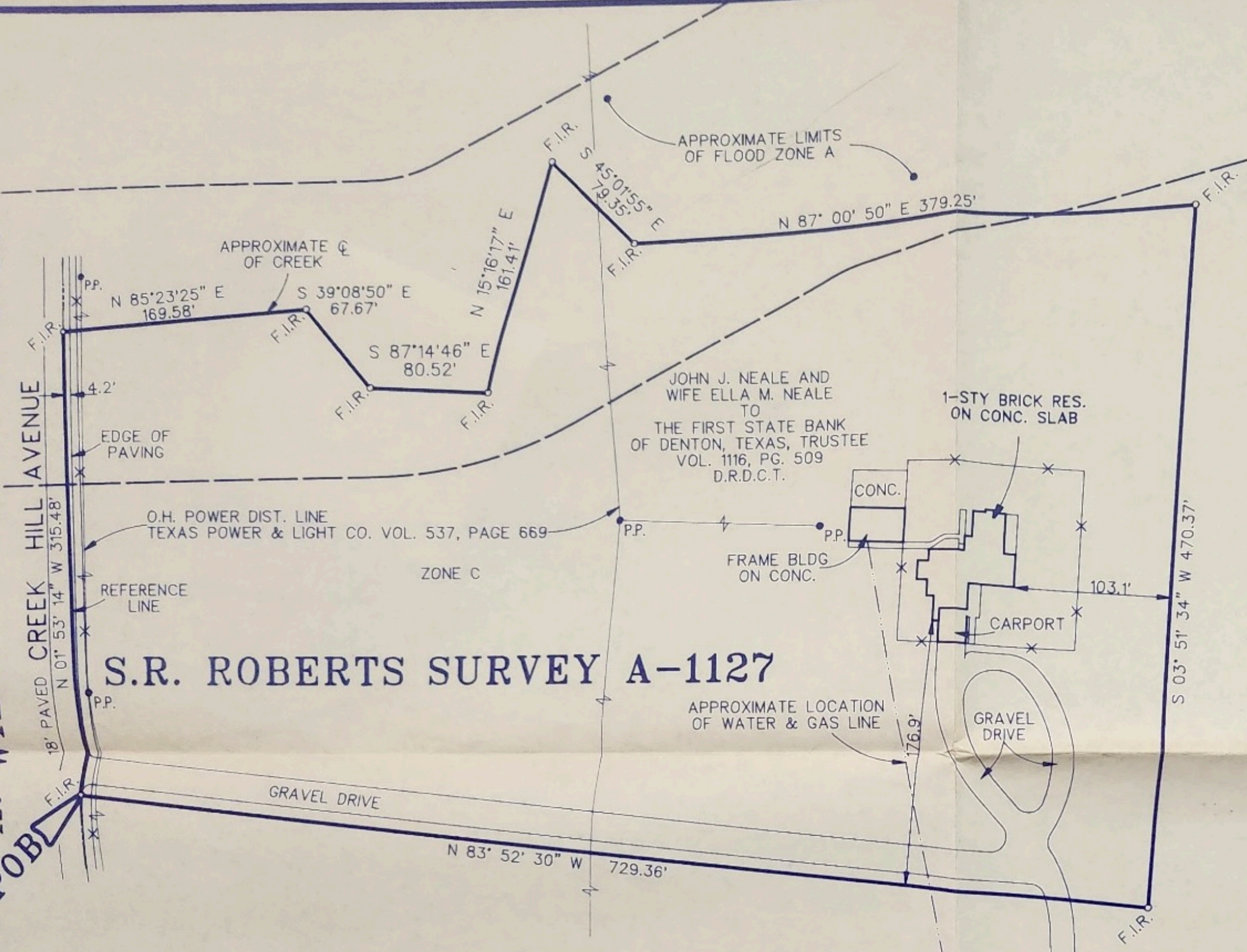


A. WILSON SURVEY A-1358



FIELD NOTES
6.704 ACRES

BEING all that certain lot, tract, or parcel of land situated in the S. R. Roberts Survey Abstract Number 1127, in the City of Justin, Denton County, Texas, being a part of that certain tract of land conveyed by John J. Neale and wife, Emma M. Neale to First State Bank of Denton, Trustee, recorded in Volume 1116, Page 509, Deed Records, Denton County, Texas, and being more particularly described as follows:

COMMENCING at an iron rod found for corner in the west line of Farm-to-Market Highway No. 156, a public roadway, and in the north line of Eighth Street, a public roadway;

THENCE N 85° 23' 22" W, 1405.79 feet with said north line of said Eighth Street to an iron rod found for corner in Creek Hill Avenue, a public roadway;

THENCE N 01° 08' 38" W, 487.74 feet with said Creek Hill Avenue to an iron rod set for PLACE OF BEGINNING;

THENCE N 01° 53' 14" W, 315.48 feet with said Creek Hill Avenue to an iron rod set for corner;

THENCE N 85° 23' 25" E, 169.58 feet to an iron rod set for corner;

THENCE S 39° 08' 50" E, 67.67 feet to an iron rod set for corner;

THENCE S 87° 14' 46" E, 80.52 feet to an iron rod set for corner;

THENCE N 15° 16' 17" E, 161.41 feet to an iron rod set for corner;

THENCE S 45° 01' 55" W, 79.35 feet to an iron rod set for corner;

THENCE N 87° 00' 50" W, 379.25 feet to an iron rod set for corner;

THENCE S 03° 51' 34" W, 470.37 feet to an iron rod set for corner;

THENCE N 83° 52' 30" W, 729.36 feet to the PLACE OF BEGINNING and containing 6.704 acres of land.

S.R. ROBERTS SURVEY A-1127

TO THE LIENHOLDERS AND/OR THE OWNERS AND/OR PURCHASERS OF THE PREMISES SURVEYED AND TO FIRST AMERICAN TITLE COMPANY

I hereby certify that on the 20th day of SEPTEMBER, 1996, this survey was made on the ground as per the field notes shown on this survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location, and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-ways easements, and other matters of record of which I have knowledge or have been advised, whether or not of record, affecting subject property

Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets, alleys by any improvements on the subject property and there are no conflicts or protrusions.

I further certify that only portion shown of subject property lies within a special flood hazard area according to the FLOOD HAZARD BOUNDARY MAP for the City of Justin, Community No. 480785, Panel 01, Dated June 3, 1977. (Subject Property lies in Zone A and Zone C approximately as shown.)

GERALD D. YENSAN
REGISTERED
PROFESSIONAL LAND SURVEYOR

SURVEY PLAT

6.704 ACRES

IN THE

S.R. ROBERTS SURVEY A-1127

CITY OF JUSTIN

DENTON COUNTY, TEXAS

PURCHASER: RANGER R. MINNEY
SHEILA V. MINNEY

4238 I-35 NORTH
DENTON, TEXAS 76207

**LANDMARK
SURVEYORS, INC.**

(817) 382-4016

FAX (817) 387-9784

FIRST AMERICAN G.F. 96-4313DN/KW

DRAWN BY: BTH/SLB SCALE: 1"=60' DATE: 20 SEPTEMBER, 1996 JOB NO: 968159A