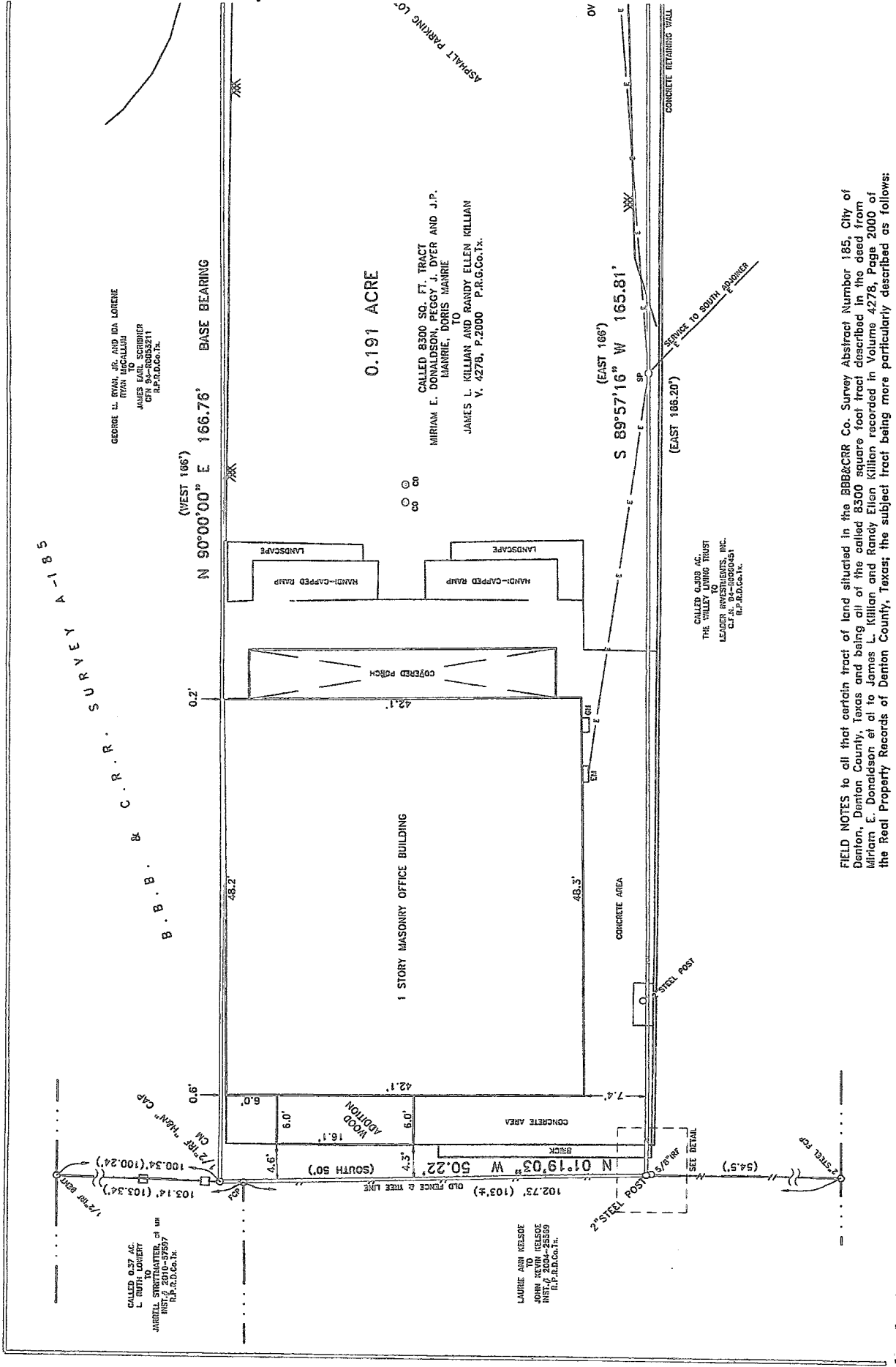




GEORGE L. RYAN, JR. AND IDA LORENE
RYAN HECALLUM
JAMES EARL SCRIBNER
CITY 84-8053211
R.P.D.CO.TX.

(WEST 186°)
N 90°00'00" E 166.76' BASE BEARING

0.191 ACRE

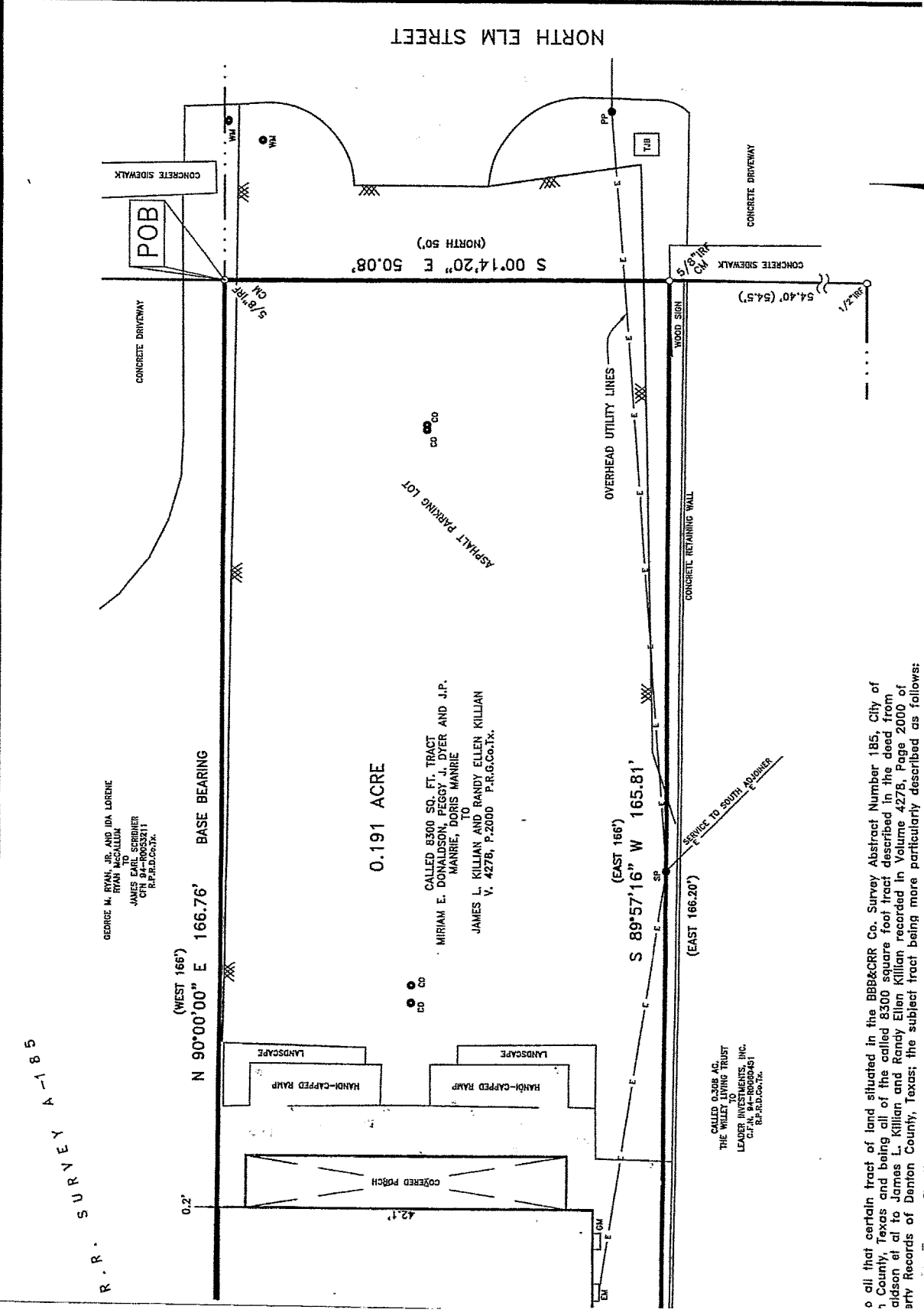
CALLED 8300 SQ. FT. TRACT
MIRIAM E. DONALDSON, PEGGY J. DYER AND J.P.
MANRIE, DORIS MANRIE
TO
JAMES L. KILLIAN AND RANDY ELLEN KILLIAN
V. 4278, P.2000 P.R.G.CO.TX.

CALLER 0.191 AC.
THE VALLEY LIVING TRUST
LEADER INVESTMENTS, INC.
CITY 84-8053211
R.P.D.CO.TX.

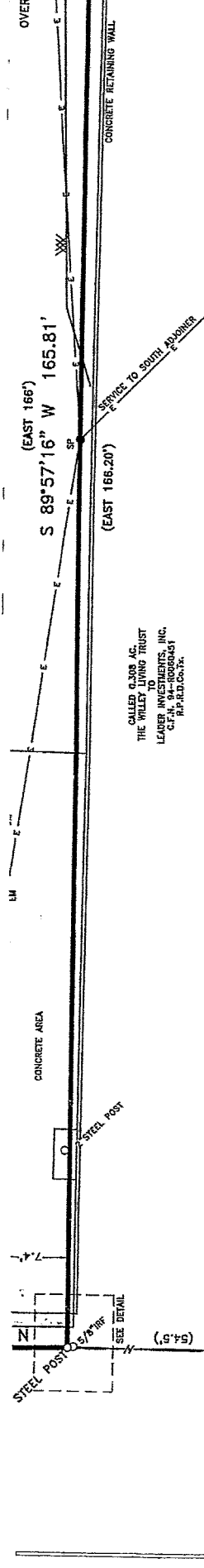
CALLER 0.37 AC.
L. RUTH LOWERY
JANET L. LOWERY
INST. 0. 2100-25597
R.P.D.CO.TX.

LAURIE ANN KELSEY
JOHN KEVIN KELSEY
INST. 0. 2004-25559
R.P.D.CO.TX.

FIELD NOTES to all that certain tract of land situated in the BBB&CRR Co. Survey Abstract Number 185, City of Denton, Denton County, Texas and being all of the called 8300 square foot tract described in the deed from Miriam E. Donaldson et al to James L. Killian and Randy Ellen Killian recorded in Volume 4278, Page 2000 of the Real Property Records of Denton County, Texas; the subject tract being more particularly described as follows:



all that certain tract of land situated in the BBB&CRR Co. Survey Abstract Number 185, City of Denton, Texas and being all of the called 8300 square foot tract described in the deed from Miriam E. Donaldson, Peggy J. Dyer and J.P. Manrie, Doris Manrie to James L. Killian and Randy Ellen Killian James V. 4278, P.2000 of the City Records of Denton County, Texas; the subject tract being more particularly described as follows:



FIELD NOTES to all that certain tract of land situated in the 888&CRR Co. Survey Abstract Number 185, City of Denton, Denton County, Texas and being all of the called 8300 square foot tract described in the deed from Miriam E. Dandelson et al to James L. Killian and Randy Ellen Killian recorded in Volume 4278, Page 2000 of the Real Property Records of Denton County, Texas; the subject tract being more particularly described as follows:

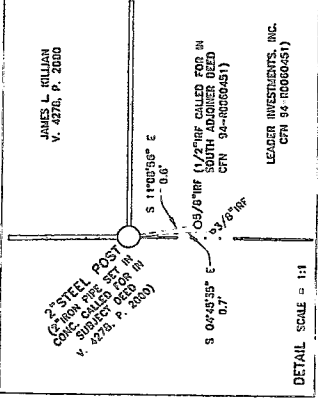
BEGINNING for the Northeast corner of the tract being described herein at a 5/8 inch iron rod found at the Northeast corner of the said Killian tract on the South line of the tract of land described in the deed from George M. Ryan Jr. to James Earl Scribner recorded under Clerk's File Number 94-R0053211 of the said Real Property Records and being on the West line of North Elm Street as monumented;

THENCE South 00 Degrees 14 Minutes 20 Seconds East with the West line of North Elm Street and the East line of the Killian tract a distance of 50.08 feet to a 5/8 inch iron rod found at the Southeast corner thereof and the Northeast corner of the called 0.308 acre tract described in the deed from The Willey Living Trust to Leader Investments, Inc recorded under Clerk's File Number 94-R0060451 of the said Real Property Records;

THENCE South 89 Degrees 57 Minutes 16 Seconds West with the South line of the Killian tract a distance of 165.81 feet to a 2 inch steel post found at the Southwest corner thereof from which a 5/8 inch iron rod bears South 11 Degrees 08 Minutes 56 Seconds East a distance of 0.6 feet;

THENCE North 01 Degrees 19 Minutes 03 Seconds West along the general course of an old fence and tree line with the West line of the Killian tract a distance of 50.22 feet to a 1/2 inch iron rod with a plastic cap stamped "H&N" found at the Northwest corner thereof and the Southwest corner of the said Scribner tract;

THENCE North 90 Degrees 00 Minutes 00 Seconds East (base bearing) with the North line of the Killian tract and the South line of the Scribner tract a distance of 166.76 feet to the PLACE OF BEGINNING and enclosing 0.191 of an acre of land.



LEGEND

- () DEED CALLS
- CA CONTROLLING MONUMENT
- CM CLEAN OUT
- EM ELECTRIC METER
- GN GROUND NAIL
- IRF IRON ROD FOUND
- PP POWER POLE
- SN SIGN
- TP TELEPHONE
- VB WATER METER
- BOUNDARY LINE
- OVERHEAD ELECTRIC LINE
- ASPHALT
- CHAIN LINK FENCE
- WOODEN FENCE
- CONCRETE

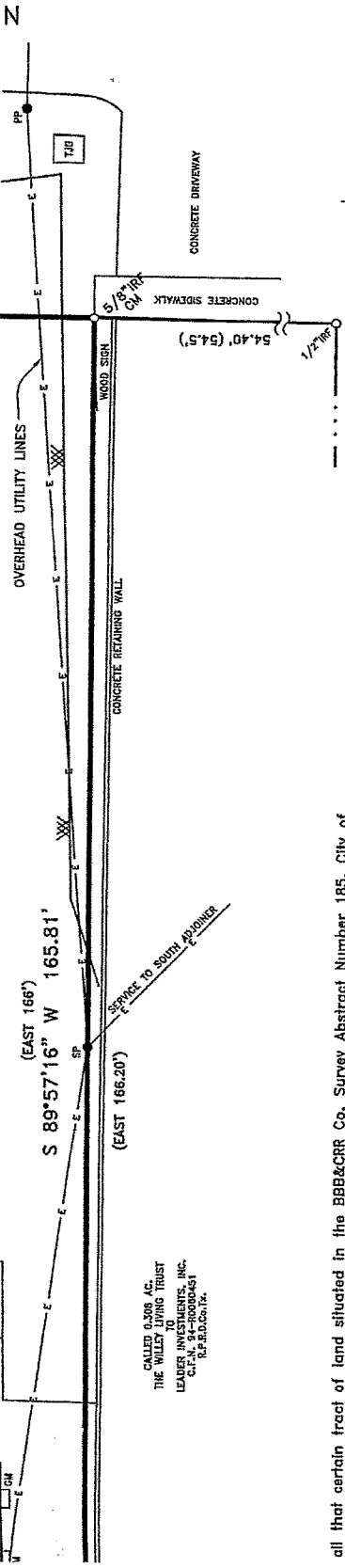
TO: JAMES L. KILLIAN, RAI GUARANTY CO.

I DO HEREBY STATE THAT I SURVEY MADE ON THE GRO ON JULY 15, 2011 AND IS PROPERTY DESCRIBED HEREIN EASEMENTS, RIGHTS-OF-WAY, ENCROACHMENTS, OR OVERLAP HEREON.

NOTE: THIS SURVEY IS LOSE ABOVE. THIS SURVEY IS NU IMPRESSION SEAL AND A RE

Wm. M. Coleman, R.P.L.S.

1. SURVEYOR RELIED ON TITLE COMMITMENT ISSUED BY TITLE RESOURCES GUARANTY COMPANY, OF No. 111746, EFFECTIVE DATE JULY 12, 2011, ISSUED JULY 19, 2011, AND ALL SUBSEQUENT COMMITMENTS FOR INFORMATION REGARDING ENCUMBRANCES ON SUBJECT PROPERTY AND DID NOT ABSTRACT PROPERTY FOR EASEMENTS AND/OR OTHER RESTRICTIONS. SAID TITLE COMMITMENT HAS NO EASEMENTS TO ADDRESS.



all that certain tract of land situated in the BBB&CRR Co. Survey Abstract Number 185, City of Denton County, Texas and being all of the called 8300 square foot tract described in the deed from Idson et al to James L. Killian and Randy Ellen Killian recorded in Volume 4278, Page 2000 of the Records of Denton County, Texas; the subject tract being more particularly described as follows:

the Northeast corner of the tract being described herein at a 5/8 inch iron rod found at the corner of the said Killian tract on the South line of the tract of land described in the deed from Jr. to James Earl Scribner recorded under Clerk's File Number 94-R0053211 of the said Real Estate and being on the West line of North Elm Street as monumented;

10 Degrees 14 Minutes 20 Seconds East with the West line of North Elm Street and the East line at a distance of 50.08 feet to a 5/8 inch iron rod found at the Southeast corner thereof and corner of the called 0.308 acre tract described in the deed from The Willey Living Trust to Leader recorded under Clerk's File Number 94-R0060451 of the said Real Estate Property Records;

19 Degrees 57 Minutes 16 Seconds West with the South line of the Killian tract a distance of a 2 inch steel post found at the Southwest corner thereof from which a 5/8 inch iron rod bears as 08 Minutes 56 Seconds East a distance of 0.6 feet;

11 Degrees 19 Minutes 03 Seconds West along the general course of an old fence and tree line of the Killian tract a distance of 50.22 feet to a 1/2 inch iron rod with a plastic cap found at the Northwest corner thereof and the Southwest corner of the said Scribner tract;

10 Degrees 00 Minutes 00 Seconds East (base bearing) with the North line of the Killian tract and of the Scribner tract a distance of 166.76 feet to the PLACE OF BEGINNING and enclosing 0.191 land.

CALLER 0.308 AC.
THE WILLEY LIVING TRUST
LEADER INVESTMENTS, INC.
C.F.N. 94-R0060451
P.R.G.Co.Tx.

0.191 ACRES OF LAND IN THE
B.B.B. & C.R.R. SAY, A-185
CITY OF DENTON
DENTON COUNTY, TEXAS

JOB NUMBER	11-1752
DRAWN: MCK	CHECKED: MGD
SCALE	1" = 10'
ORIGINAL PAPER SIZE = 18"x24"	
01 OF 01	



TO: JAMES L. KILLIAN, RANDY ELLEN KILLIAN AND TITLE RESOURCES GUARANTY CO.

I DO HEREBY STATE THAT THIS SURVEY MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON JULY 15, 2011 AND IS AN ACCURATE REPRESENTATION OF THE PROPERTY DESCRIBED HEREON AND THAT THERE ARE NOT ANY VISIBLE EASEMENTS, RIGHTS-OF-WAY, DISCREPANCIES, CONFLICTS, INTRUSIONS, PROTRUSIONS, OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN HEREON.

NOTE: THIS SURVEY IS LICENSED FOR USE ONLY BY THE PARTIES LISTED ABOVE. THIS SURVEY IS NULL AND VOID UNLESS IT BEARS AN ORIGINAL IMPRESSION SEAL AND A RED INK SIGNATURE.

Wm. M. Coleman, R.P.L.S. 4001