

SHANE SCHON
18.814 ACRES
VOL. 4853, PG. 1830
COUNTY CLERK'S FILE NO. 01-55224

(N01°34'10"E 312.16'-DEED)
N01°34'31"E 312.16'-MEAS.

R.E. BLACK SURVEY, ABSTRACT NO. 92
LEONARD WARD SURVEY, ABSTRACT NO. 1385

MARK MARSHALL
12.000 ACRES
VOL. 2562, PG. 1000

(BASIS OF BEARINGS)
S88°34'00"E 1668.58'

MILTON R. TUPY
12.000 ACRES
VOL. 931, PG. 847
COUNTY CLERK'S FILE NO. 93-0058971

N88°34'00"W 1680.51'

522,727.12 sq. ft.
12.0002 acres

POINT OF BEGINNING

F.M. NO. 1385

SURVEYOR'S CERTIFICATE

This survey is made relying on information provided by (Fidelity National Title) in connection with the transaction described in G.F. No. (1800842). The undersigned Registered Professional Land Surveyor (Bryan Connally) hereby certifies to (Fidelity National Title) that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property (12517 F.M. No. 1385) described in (County Clerk's File No. 05-20750), and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and platted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is not located in a 100 Year Flood Plain or in an identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development (Flood Insurance Rate Map No.) pursuant to the Flood Disaster Protection Act of 1973.

The surveyor expressly understands and agrees that (Fidelity National Title) are entitled to rely on this survey as having been performed to the appropriate standards of the current (1999 Edition) Texas Society of Professional Surveyors Standards and Specifications for a Texas Land Title Survey as set forth by the Texas Board of Professional Land Surveying.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

EXECUTED this 3rd day of June, 2005.

Bryan Connally
Bryan Connally
Registered Professional Land Surveyor No. 5513

LEGAL DESCRIPTION

Being a lot, tract or parcel of land situated in the Leonard Ward Survey, Abstract No. 1385, Denton County, Texas, and being the same property conveyed from Christi Webb to Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2005-3 by Substitute Trustee's Deed recorded in County Clerk's File No. 05-20750, Real Property Records, Denton County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch iron rod found for corner in the West R.O.W. line of F.M. No. 1385 and being the Southeast corner of a called 12.000 acre tract of land conveyed to Mark Marshall by deed recorded in Volume 2562, Page 1000, Real Property Records, Denton County, Texas;

THENCE South 00 degrees 36 minutes 49 seconds East along the West R.O.W. line of F.M. No. 1385, a distance of 312.36 feet to a 5/8 inch iron rod found for corner, and being the Northeast corner of a called 12.000 acre tract of land conveyed to Milton R. Tupy by deed recorded in Volume 931, Page 847, Real Property Records, Denton County, Texas;

THENCE North 88 degrees 34 minutes 00 seconds West along the North line of said Tupy tract, a distance of 1680.51 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "DC&A" for corner in the East line of a called 18.814 acre tract conveyed to Shane Schon by deed recorded in Volume 4853, Page 1830, Real Property Records, Denton County, Texas;

THENCE North 01 degrees 34 minutes 31 seconds East along the East line of said Schon tract, a distance of 312.16 feet to a 5/8 inch iron rod set with yellow plastic cap stamped "DC&A" for corner and being the Southwest corner of said Marshall tract;

THENCE South 88 degrees 34 minutes 00 seconds East along the South line of said Marshall tract, a distance of 1668.58 feet to the Point of Beginning and containing 522,727.12 square feet or 12.0002 acres of land.



NOTE: PROPERTY SUBJECT TO:

- 1) Easement for right of way granted to Denton County Electric Cooperative, Inc., by D.W. Light, et al, by instrument dated November 20, 1948, filed January 17, 1954, recorded in Volume 403, Page 220, Deed Records, Denton County, Texas.
- 2) Easement for Electric Transmission and/or Distribution lines granted to Denton County Electric Cooperative, Inc., by D.W. Light, by instrument dated November 29, 1937, filed January 8, 1954, recorded in Volume 392, Page 141, Deed Records, Denton County, Texas.

NOTE: According to the F.I.R.M. in Map No. 48121C0260 E, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

ACCEPTED BY: _____

NOTE: BEARINGS ARE BASED ON THE NORTH LINE OF DEED RECORDED IN COUNTY CLERK'S FILE NO. 05-20750, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS.

REVISIONS		LEGEND	
DATE	BY		
		○ 1/2" IRON ROD FOUND	● POWER POLE
		○ 5/8" IRON ROD SET	■ BRICK COLUMN
		○ 1" IRON PIPE FOUND	A/C - AIR CONDITIONING
		□ FENCE POST CORNER	— — PIPE FENCE
		⊠ "X" FOUND IN CONCRETE	▨ COVERED PORCH/DECK OR CARPORT
		▲ UNDERGROUND ELECTRIC	— OES - OES OVERHEAD ELECTRIC SERVICE
		▲ OVERHEAD ELECTRIC	— OHP - OHP OVERHEAD POWER LINE
		— ASPHALT PAVING	— CONCRETE PAVING
		— GRAVEL/ROCK ROAD OR DRIVE	
		— CHAIN LINK FENCE	
		— WOOD FENCE	
		— 0.5" WIDE TYPICAL BARBED WIRE	
		— IRON FENCE	

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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1"=60'	6/03/05	0504080-1	1800842	T.O.

TEXAS LAND TITLE SURVEY	
LEONARD WARD SURVEY, ABSTRACT NO. 1385	
DENTON COUNTY, TEXAS	
12517 F.M. NO. 1385	