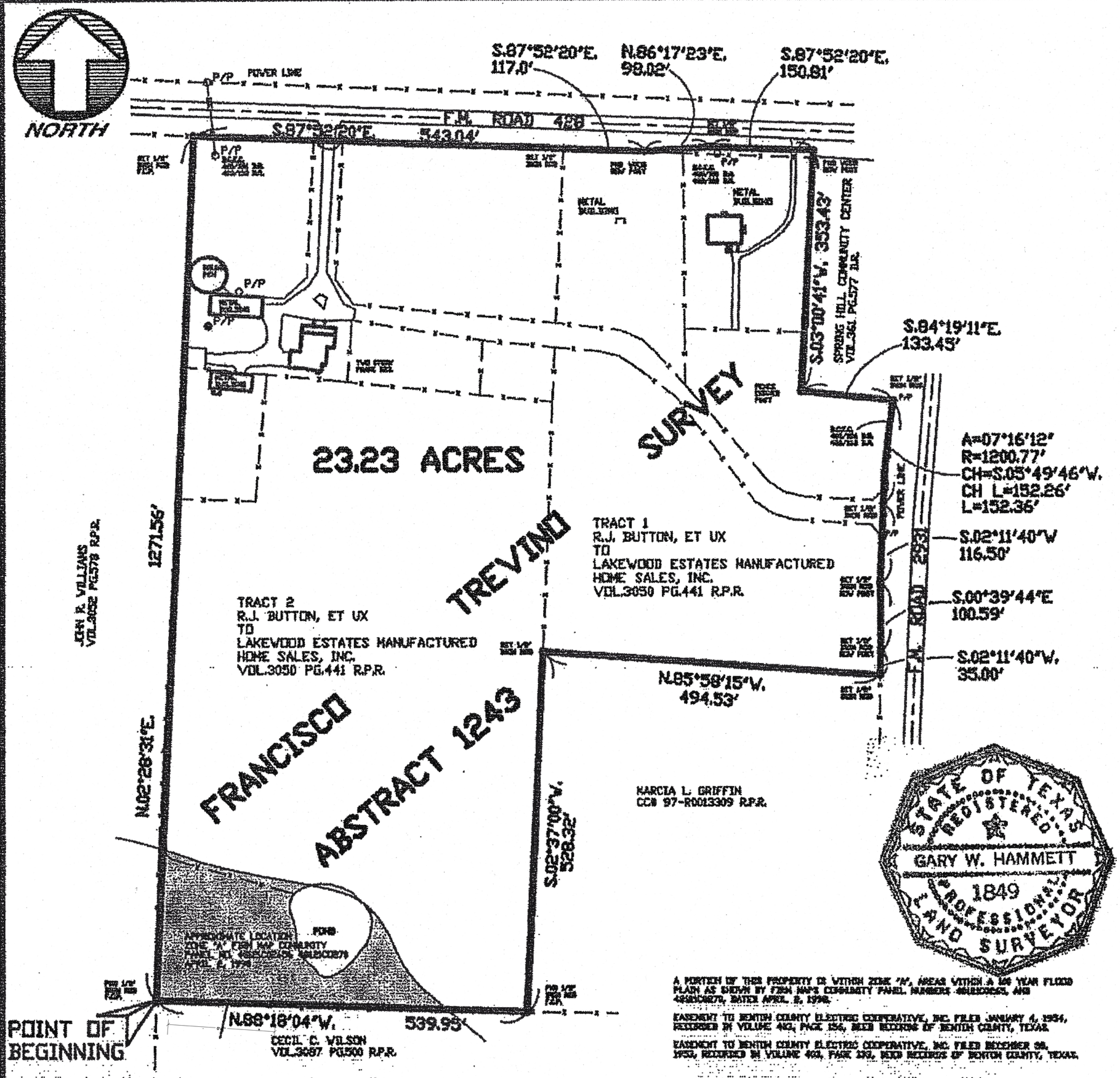

A PORTION OF THIS PROPERTY IS WITHIN ZONE "A", AREAS WITHIN A 100 YEAR FLOOD PLAIN AS SHOWN BY FIRM MAPS COMMUNITY PANEL NUMBERS 480582 0015 B AND 480582 0070 B, DATED APRIL 2, 1979.

EASEMENT TO DENTON COUNTY ELECTRIC COOPERATIVE, INC. FILED JANUARY 4, 1954, RECORDED IN VOLUME 402, PAGE 156, DEED RECORDS OF DENTON COUNTY, TEXAS.

EASEMENT TO DENTON COUNTY ELECTRIC COOPERATIVE, INC. FILED DECEMBER 28, 1953, RECORDED IN VOLUME 402, PAGE 292, DEED RECORDS OF DENTON COUNTY, TEXAS.

JOB NO. 30607
JUNE 23, 1998

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE FRANCISCO TREVINO SURVEY ABSTRACT 1243, DENTON COUNTY, TEXAS AND BEING THE SAME TRACT 1 AND TRACT 2, AS DESCRIBED IN A DEED FROM R.J. BUTTON AND WIFE, SHELBA BUTTON, TO LAKEWOOD ESTATES MANUFACTURED HOME SALES, INC., RECORDED IN VOLUME 3050, PAGE 441, REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS;

BEGINNING AT AN IRON ROD FOUND AT A FENCE CORNER POST AT THE SOUTHWEST CORNER OF SAID TRACT TWO AS DEEDED TO LAKEWOOD ESTATES MANUFACTURED HOMES SALES, INC. AND BEING THE NORTHWEST CORNER OF A TRACT DEEDED TO CECIL C. WILSON, RECORDED IN VOLUME 3097, PAGE 500, REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, AND BEING ON THE EAST LINE OF A TRACT DEEDED TO JOHN R. WILLIAMS, RECORDED IN VOLUME 3052, PAGE 678, REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 28 MINUTES 31 SECONDS EAST, ALONG AND NEAR A FENCE, WITH THE EAST LINE OF SAID WILLIAMS TRACT, AND THE WEST LINE OF SAID LAKEWOOD ESTATES MANUFACTURED HOME SALES, INC., A DISTANCE OF 1271.56 FEET TO A 1/2 INCH IRON ROD SET AT A FENCE CORNER POST, AT THE NORTHWEST CORNER OF SAID LAKEWOOD ESTATES MANUFACTURE HOMES SALES, INC., ON THE SOUTH RIGHT OF WAY OF F.M. ROAD 428;

THENCE SOUTH 87 DEGREES 52 MINUTES 20 SECONDS EAST WITH THE SOUTH RIGHT OF WAY OF SAID F.M. ROAD 428, A DISTANCE OF 543.04 FEET TO A IRON ROD SET AT THE NORTHWEST CORNER OF TRACT 1 AND THE NORTHEAST CORNER OF TRACT 2, OF SAID LAKEWOOD ESTATES MANUFACTURED HOME SALES, INC., TRACT;

THENCE SOUTH 87 DEGREES 52 MINUTES 20 SECONDS EAST WITH THE SOUTH RIGHT OF WAY OF F.M. ROAD 428, A DISTANCE OF 117.00 FEET TO A WOOD RIGHT OF WAY POST FOUND FOR CORNER;

THENCE NORTH 86 DEGREES 17 MINUTES 23 SECONDS EAST WITH THE SOUTH RIGHT OF WAY OF SAID F.M. ROAD, A DISTANCE OF 98.02 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE SOUTH 87 DEGREES 52 MINUTES 20 SECONDS EAST WITH THE SOUTH RIGHT OF WAY OF SAID F.M. ROAD 428, A DISTANCE OF 150.81 FEET TO A WOOD RIGHT OF WAY POST FOUND AT A NORTHEAST CORNER OF SAID TRACT 1, DEEDED TO LAKEWOOD MANUFACTURED HOME SALES, INC., AN BEING ON THE WEST LINE OF A TRACT DEEDED TO SPRING HILL COMMUNITY CENTER, RECORDED IN VOLUME 361, PAGE 577, DEED RECORDS OF DENTON COUNTY, TEXAS;

THENCE SOUTH 03 DEGREES 00 MINUTES 41 SECONDS WEST WITH A FENCE ON THE WEST LINE OF SAID SPRING HILL COMMUNITY CENTER TRACT, A DISTANCE OF 353.43 FEET TO A FENCE CORNER POST FOUND AT THE SOUTHWEST CORNER OF SAID SPRING HILL COMMUNITY CENTER TRACT;

THENCE SOUTH 84 DEGREES 19 MINUTES 11 SECONDS EAST WITH A FENCE ON THE SOUTH LINE OF SAID SPRING HILL COMMUNITY CENTER TRACT, A DISTANCE OF 133.45 FEET TO A 1/2 INCH IRON ROD SET ON THE WEST RIGHT OF WAY OF F. M. ROAD 2931, AT A NORTHEAST CORNER OF SAID LAKEWOOD ESTATES MANUFACTURER HOMES SALES, INC., TRACT;

THENCE WITH THE WEST RIGHT OF WAY OF F. M. ROAD 2931, AROUND A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 07 DEGREES 16 MINUTES 12 SECONDS, A RADIUS OF 1200.77 FEET, A CHORD OF SOUTH 05 DEGREES 49 MINUTES 46 SECONDS WEST 152.26 FEET, AN ARC LENGTH OF 152.36 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE SOUTH 02 DEGREES 11 MINUTES 40 SECONDS WEST WITH SAID RIGHT OF WAY, A DISTANCE OF 116.50 FEET TO A 1/2 INCH IRON ROD SET AT A WOOD RIGHT OF WAY POST FOR CORNER;

THENCE SOUTH 00 DEGREES 39 MINUTES 44 SECONDS EAST WITH SAID RIGHT OF WAY, A DISTANCE OF 100.59 FEET TO A 1/2 INCH IRON ROD SET AT A WOOD RIGHT OF WAY POST FOR CORNER;

THENCE SOUTH 02 DEGREES 11 MINUTES 40 SECONDS WEST WITH SAID RIGHT OF WAY, A DISTANCE OF 35.00 FEET TO A 1/2 INCH IRON ROD SET AT A FENCE CORNER POST AT THE SOUTHEAST CORNER OF SAID LAKEWOOD ESTATES MANUFACTURED HOME SALES, INC, TRACT AND THE NORTHEAST CORNER OF A TRACT DEEDED TO MARCIA L. GRIFFIN, RECORDED IN COUNTY CLERKS INSTRUMENT NUMBER 97-R0013309, REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH 85 DEGREES 58 MINUTES 15 SECONDS WEST WITH A FENCE ON THE NORTH LINE OF SAID GRIFFIN TRACT, A DISTANCE OF 494.53 FEET TO A 1/2 INCH IRON ROD SET AT THE NORTHWEST CORNER OF SAID GRIFFIN TRACT AND THE SOUTHWEST CORNER OF TRACT 1, DEEDED TO LAKEWOOD ESTATES MANUFACTURED HOME SALES, INC;

THENCE SOUTH 02 DEGREES 37 MINUTES 00 SECONDS WEST WITH THE WEST LINE OF SAID GRIFFIN TRACT AND THE EAST LINE OF TRACT 2, DEEDED TO LAKEWOOD ESTATES MANUFACTURED HOME SALES, INC., A DISTANCE OF 528.32 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID GRIFFIN TRACT AND THE SOUTHEAST CORNER OF TRACT 2, DEEDED TO LAKEWOOD ESTATES MANUFACTURED HOME SALES, INC. ON THE NORTH LINE OF A TRACT DEEDED TO CECIL C. WILSON, RECORDED IN VOLUME 3097, PAGE 500, REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH 86 DEGREES 18 MINUTES 04 SECONDS WEST ALONG AND NEAR A FENCE, WITH THE NORTH LINE OF SAID WILSON TRACT AND THE SOUTH LINE OF SAID LAKEWOOD ESTATES MANUFACTURED HOMES SALES, INC. TRACT, A DISTANCE OF 539.95 FEET TO THE POINT OF BEGINNING AND CONTAINING IN ALL 23.23 ACRES OF LAND.

SURVEYOR'S CERTIFICATE

I, GARY W. HAMMETT, DO HEREBY STATE THAT A SURVEY WAS MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREIN AND THERE ARE NO VISIBLE ENCROACHMENTS, PROTRUSIONS, OVERLAPPING OF IMPROVEMENTS OR EASEMENTS, EXCEPT AS SHOWN HEREIN.

GARY W. HAMMETT
R.P.L.S. NO. 1849

		DRWN. GWH	SCALE 1" =100'	
6/23/98	REVISED FIELD NOTES	CHKD.	DATE 6/23/98	
DATE	REVISIONS	BY:		

HAMMETT & NASH INC.
ENGINEERS & SURVEYORS
223 W. HICKORY, DENTON, TEXAS 76201
940-387-0905 FAX 940-565-8435 www.hammettandnash.com

SURVEY OF 23.23 ACRES IN THE FRANCISCO SURVEY ABSTRACT 1243 DENTON COUNTY, TEXAS

SHEET 1 OF 1
JOB No. 30607