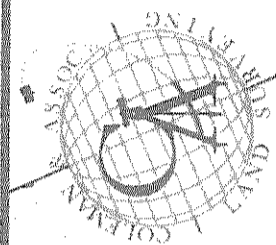


DATE:
4-10-03

REVISIONS:

Coleman & Associates
Land Surveying
P.O. BOX 696 DENTON, TEXAS 76202
PHONE 945-3215 FAX 945-3216
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TITLE SURVEY

14.198 ACRES

IN THE J.S. COLLARD SURVEY A-297

CITY OF DENTON
DENTON COUNTY, TEXAS

JOB NUMBER
952

DRAWN: CF
CHECKED: WMC

SCALE
1" = 100'

01
OF
01

Field Notes to a all of that certain tract of land situated in the J.S. Collard Survey Abstract Number 297, and being part of the called 14.198 acre tract described in the deed from Stephen Coker to Coti Joint Venture recorded in Volume 1688, Page 9 of the Deed Records of Denton County, Texas; the subject tract being a more particularly described as follows:

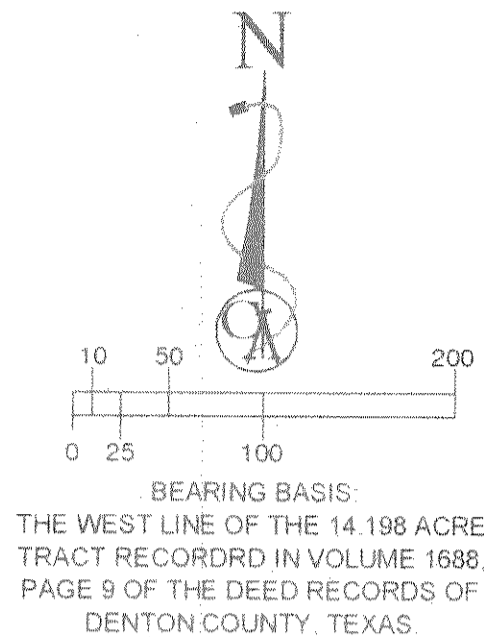
BEGINNING for the Southwest corner of the herein described tract at an iron rod found in Riney Road at the Southwest corner of the said 14.198 acre tract from which a 1/2" iron with a yellow plastic cap stamped "COLEMAN RPLS 4001" set for reference bears North 02 Degrees 55 Minutes 54 Seconds West a distance of 25.00 feet;

THENCE North 02 Degrees 55 Minutes 54 Seconds West with the West line of the 14.198 acre tract passing a 1/2 inch iron rod found at the Northeast corner of the called 9.82 acre tract described in the deed to J.C. Mitchell et al recorded in Volume 3180, Page 552 of the said Deed Records at a distance of 436.71 feet, and continuing, in all, a total distance of 821.02 feet a 1/2 inch iron rod with a yellow plastic cap stamped "COLEMAN RPLS 4001" set at the West Southwest corner of the called 1.224 acre tract described in the deed from Coti Joint Venture to the State of Texas recorded under Clerk' File Number 99-R0044308 of the said Real Property Records of Denton County;

THENCE South 55 Degrees 58 Minutes 04 Seconds East with the said South line of the said 1.224 acre tract a distance of 1526.39 feet to a 1/2" iron set with a yellow plastic cap stamped "COLEMAN RPLS 4001";

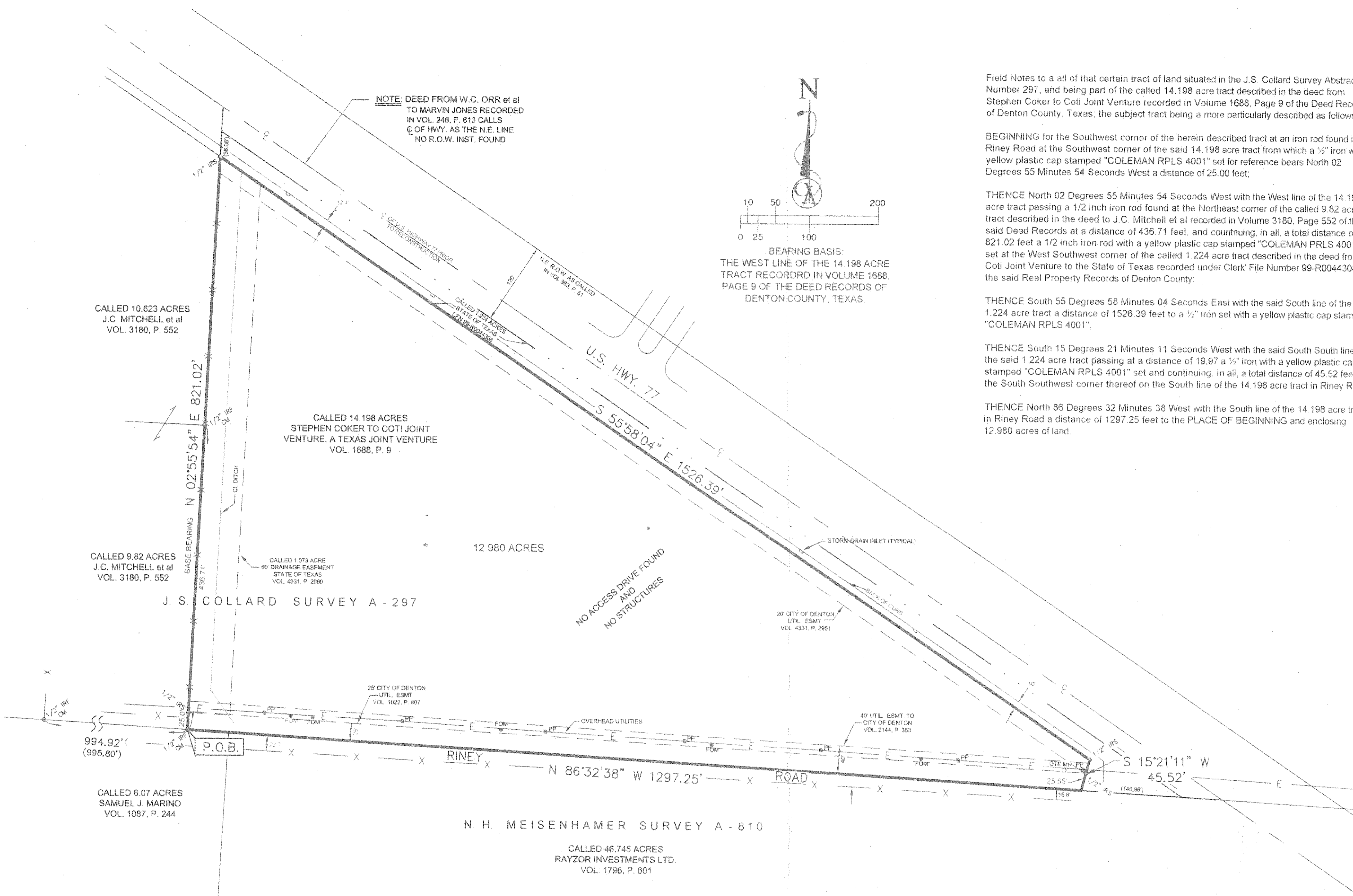
THENCE South 15 Degrees 21 Minutes 11 Seconds West with the said South South line of the said 1.224 acre tract passing at a distance of 19.97 a 1/2" iron with a yellow plastic cap stamped "COLEMAN RPLS 4001" set and continuing, in all, a total distance of 45.52 feet to the South Southwest corner thereof on the South line of the 14.198 acre tract in Riney Road;

THENCE North 86 Degrees 32 Minutes 38 West with the South line of the 14.198 acre tract in Riney Road a distance of 1297.25 feet to the PLACE OF BEGINNING and enclosing 12.980 acres of land.



NOTE: DEED FROM W.C. ORR et al TO MARVIN JONES RECORDED IN VOL. 246, P. 613 CALLS Q.C. OF HWY. AS THE N.E. LINE NO R.O.W. INST. FOUND

BEARING BASIS:
THE WEST LINE OF THE 14.198 ACRE TRACT RECORDED IN VOLUME 1688, PAGE 9 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS.



LEGEND

CM	CONTROLLING MONUMENT
FCP	FENCE CORNER POST
IRF	IRON ROD FOUND
IRS	IRON ROD SET
WITH A YELLOW PLASTIC CAP STAMPED "COLEMAN RPLS 4001"	
—	PROPERTY LINE
— X —	BARBED WIRE FNC
— E —	ELECTRIC LINE

FLOOD STATEMENT: I have examined the F.E.M.A. Flood Insurance Rate Map for the Denton County, Texas, Community No. 480194 effective day of NOV. 16, 1983 and that map indicates that all of this property as shown hereon is within Zone C, (areas on minimal flooding), as shown on Panel 0015C of the said map.

NOTE: If this site is not within an identified special flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

- Easement notes corresponds by item number, to Schedule B of the ALAMO TITLE COMPANY title commitment. GF # 03-85000251
- g
 - a. Easement to the City of Denton recorded in Volume 1022, Page 807 affects the property as shown hereon.
 - b. Easement to the City of Denton recorded in Volume 2144, Page 363 affects the property as shown hereon.
 - c. Easement to the City of Denton recorded in Volume 4331, Page 2951 affects the property as shown hereon.
 - d. Easement to the City of Denton recorded in Volume 4331, Page 2960 affects the property as shown hereon.

I DO HEREBY STATE THAT THIS SURVEY MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON APRIL 10, 2003 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

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

