

**TRACT 1**  
1.96 Acres

All that certain tract or parcel of land situated in the R. BEAUMONT SURVEY, ABSTRACT NUMBER 31, City and County of Denton, Texas, being part of a called 3.1575 acre tract of land described in the Substitute Trustee's Deed from A.L.O. Corporation, Inc. to Bernice Wilkinson et al, as recorded in Volume 2953, Page 425, Real Property Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING for the Northeast corner of the said 3.1575 acre tract at a 1/2" square tube iron rod found in the West line of Gay Drive also being the Southwest corner of Lot 1, Block 7 of North Lake Park Addition, Phase 5 an addition to the City of Denton as recorded in Cabinet D, Page 151 of the Plat Records, Denton County, Texas;

THENCE South 00 Degrees 20 Minutes 35 Seconds West with the East line of said 3.1575 acre tract and the West line of said Drive a distance of 143.82 feet to a 1/2" iron rod found for the Southeast corner of the herein described tract, same being the Northeast corner of a called 0.74 acre tract described in the Deed from Glory Of Zoin Outreach Ministries, Inc. to Mike Murdock Evangelistic Association as recorded in Volume 4402, Page 2027 of said Real Property Records of said County;

THENCE North 89 Degrees 39 Minutes 26 Seconds West with the North line of said Murdock tract and the South line of the herein described tract a distance of 338.55 feet to a capped iron rod set for corner, same being the Northeast corner of Lot 1, Block 1 of Ace Addition, an Addition to the City of Denton, Denton County, Texas, according to the Plat thereof recorded in Cabinet C, Page 330, Plat Records, Denton County, Texas;

THENCE North 89 Degrees 31 Minutes 50 Seocds West with the North line of said Lot 1 and being the South line of said 3.1575 acre tract along and near a fence part of the way a distance of 249.81 feet to a 1/2" iron rod found for the Southwest corner of the herein described tract, same being the Northwest corner of said Lot 1 in the East line of the P.I.A./F.T.M. Subdivision according to the Plat thereof recorded in Cabinet F, Page 251, Plat Records, Denton County, Texas;

THENCE North 00 Degrees 28 Minutes 49 Seconds East with said East line a distance of 146.14 feet to a 1/2" iron rod found for the Northwest corner of the said 3.1575 acre tract;

THENCE South 89 Degrees 22 Minutes 39 Seconds East with the North line thereof a distance 588.01 feet to the POINT OF BEGINNING and enclosing 1.96 acres of land more or less.

**TRACT 2**  
6.42 ACRES

All that certain tract or parcel of land situated in the R. BEAUMONT SURVEY, ABSTRACT NUMBER 31, City and County of Denton, Texas, being part of a called 48.820 acre tract of land described in the Deed from Carlo J. Farina, Jr. to Carlo J. Farina, Jr., Trustee for the Farina Trust '92 as recorded in County Clerk's File Number 94-R0079079, Real Property Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING for the Southeast corner of the herein described tract at a 1/2" square tube iron rod found in the West line of Gay Drive also being the Southwest corner of Lot 1, Block 7 of North Lake Park Addition, Phase 5 an addition to the City of Denton as recorded in Cabinet D, Page 151 of the Plat Records, Denton County, Texas and the Northeast corner of a called 3.1575 acre tract of land described in the Substitute Trustee's Deed from A.L.O. Corporation, Inc. to Bernice Wilkinson et al, as recorded in Volume 2953, Page 425, Real Property Records, Denton County, Texas;

THENCE North 89 Degrees 22 Minutes 39 Seconds West with the North line of said 3.1575 acre tract a distance of 588.01 feet to a 1/2" iron rod found for the Northwest corner thereof and the Southwest corner of the herein described tract in the east line of the P.I.A./F.T.M. Subdivision according to the Plat thereof recorded in Cabinet F, Page 251, Plat Records, Denton County, Texas;

THENCE North 01 Degrees 04 Minutes 10 Seconds East with the said East line a distance of 429.37 feet to a 5/8" iron rod found for the Northwest corner of the herein described tract, same being the Northeast corner of said P.I.A./F.T.M. Subdivision and the Southwest corner of a tract of land described in the Deed from San Marcos Investments, Inc. to the City Of Denton as recorded in Volume 662, Page 435, Deed Records, Denton County, Texas;

THENCE South 88 Degrees 12 Minutes 18 Seconds East with the South line of said City tract and the North line of the herein described tract a distance of 653.68 feet to a capped iron rod set for the Northeast corner thereof in the West line of Lot 40, Block 1 of North Lake Park Addition, Phase 5 an addition to the City of Denton as recorded in Cabinet D, Page 151 of the Plat Records, Denton County, Texas;

THENCE South 00 Degrees 19 Minutes 46 Seconds West with said West line a distance of 44.64 feet to a 1/2" iron rod found for corner same being the Southwest corner of said Lot 40;

THENCE South 89 Degrees 41 Minutes 25 Seconds East with the South Line of said Lot 40 a distance of 106.65 feet to a 1/2" iron rod found for the Southeast corner of said Lot 40 in the West right-of-way line of Parkside Drive same being the Easterly Northeast corner of the herein described tract in a curve to the right having a radius of 226.96 feet and a central angle of 27 Degrees 02 Minutes 06 Seconds and a chord that bears South 23 Degrees 03 Minutes 38 seconds West a distance of 106.10 feet;

THENCE along said curve to the right on the West right-of-way line of said Parkside Drive an arc distance of 107.09 feet to a capped iron rod set for corner;

THENCE South 38 Degrees 46 Minutes 23 Seconds West with said right-of-way a distance of 132.31 feet to a capped iron rod set for corner in the beginning of a curve to the left having a radius of 268.10 and a central angle of 38 Degrees 47 Minutes 13 Seconds and a chord that bears South 18 Degrees 07 Minutes 09 Seconds West a distance of 178.05 feet;

THENCE along said curve to the left an arc distance of 181.49 feet to the POINT OF BEGINNING and enclosing 6.42 acres of land more or less.

These Field Notes with the accompanying sketch were prepared from an on-the-ground survey made under my direction and supervision on October 6, 2003. There are no visible or apparent intrusions, protrusions or easements except as shown.

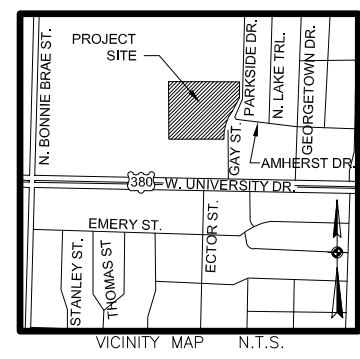
KENNETH A. ZOLLINGER R.P.L.S. No.5312 Date

**FLOOD STATEMENT:** I have examined the F.E.M.A. Flood Insurance Rate Maps for the city of Denton, Denton County, Texas, Community Number 480194, effective date 04-02-97 and that map indicates this property is within "Non-Shaded Zone X" defined as "Areas determined to be outside the flood zone", within "Shaded Zone X" defined as "Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood", and within "Shaded Zone AE" defined as "Special flood hazard areas inundated by 100-year food based flood elevation determine" as shown in Panel 360 E of said map.

NOTE: This survey is only valid for GF# 03-85000373

**LEGEND**

- B.M. = BENCHMARK
- FF = FINISHED FLOOR
- NG = NATURAL GROUND
- BER = BURIED ELECTRIC RISER
- IRF = IRON ROD FOUND
- IRS/CAP = 1/2" IRON ROD SET W/CAP
- F.C.P. = FENCE CORNER POST
- P.L. = PROPERTY LINE
- S.B. = SET BACK LINE
- S.Y.S.B. = SIDE YARD SET BACK LINE
- B.L. = BUILDING LINE
- U.E. = UTILITY EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- COMM. ESMT. = COMMUNICATION ESMT
- WM = WATER METER
- TR = TELEPHONE RISER
- ER = ELECTRIC RISER
- TRANS = ELECTRIC TRANSFORMER
- PP = POWER POLE
- LP = LIGHT POLE
- R.O.W. = RIGHT OF WAY
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- OHU = OVER-HEAD UTILITY
- CATV = CABLE TV LINE
- E = ELECTRIC LINE
- T = TELEPHONE LINE
- W = WIRE FENCE
- WF = WOOD FENCE
- PCF = PIPE & CABLE FENCE
- CF = CHAINLINK FENCE
- ( ) = PLAT OR DEED CALL
- CM = CONTROLLING MONUMENT
- \* = BASE BEARING



1200 W. University Dr.  
DENTON, TX 76201  
(940)382-3446

JOB NUMBER: 030017  
DRAWN BY: M.D.R.  
CHECKED BY: K.A.Z.  
DATE: 10-9-2003  
R.P.L.S.  
KENNETH A. ZOLLINGER

GF# 03-85000373
REV 1:
REV 2:
REV 3:
REV 4:
REV 5: