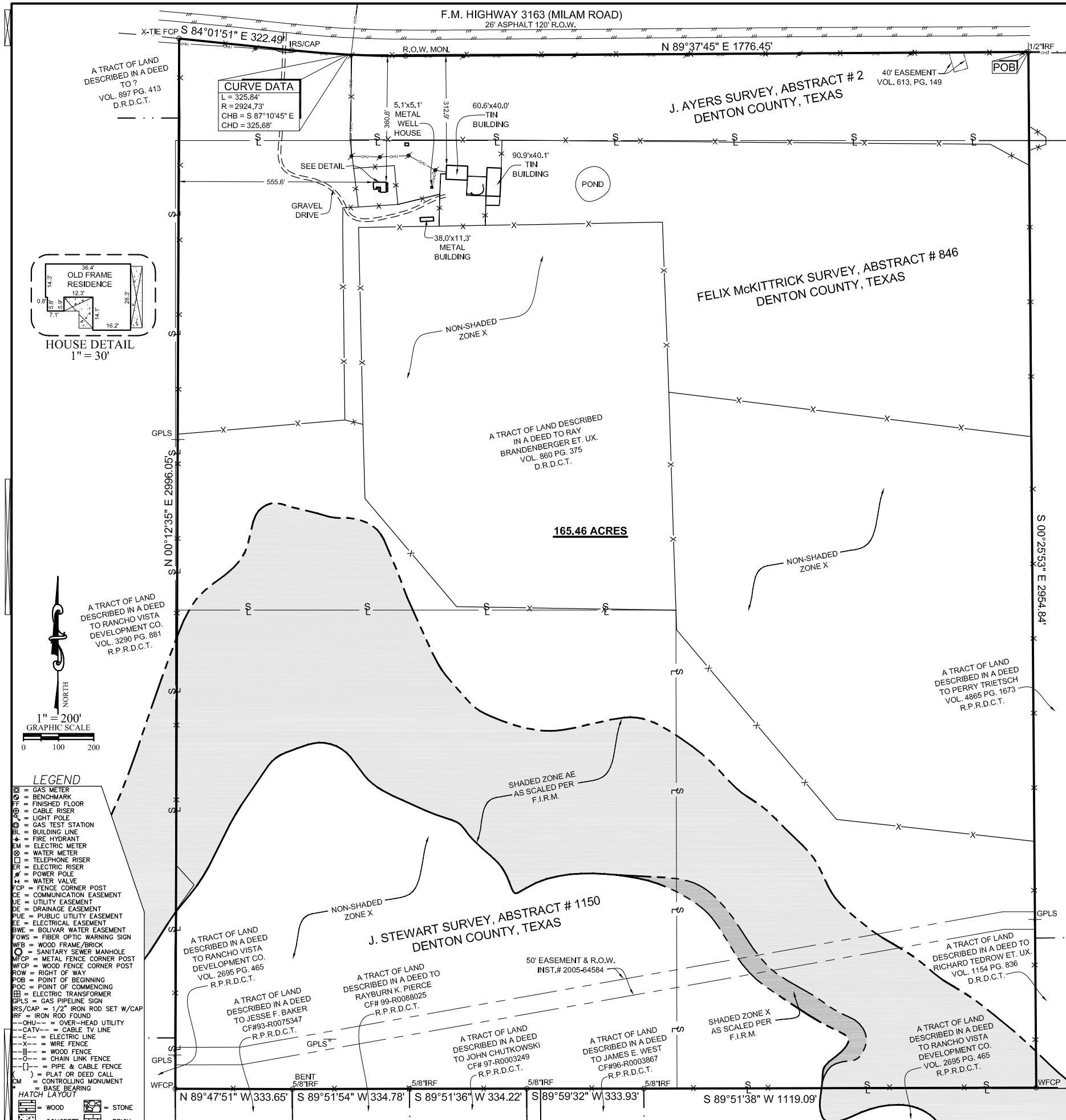

165.46 ACRES

FIELD NOTES to all that certain tract of land situated in the John Ayers Survey Abstract Number 2 and the John McNeill Stewart Survey Abstract Number 1150 and the Felix McKettrick Survey Abstract Number 846 Denton County, Texas and being all of that certain tract described in the deed from Henry Ford et.ux. to Ray Brandenberger et.ux. recorded in Volume 860 Page 375 of the Deed Records of Denton County, Texas as recognized and occupied on the ground; the subject tract being more particularly described as follows;

BEGINNING for the Northeast corner of the tract being described herein at a ½" iron rod found in the East line of said Brandenberger tract on the South right-of-way line of F.M. Road 3163;

THENCE South 00 degrees 25 minutes 53 seconds East with the East line of said tract along and near a fence and passing the South line of said Ayers Survey and North line of said McKettrick Survey and continuing along said course a total distance of 2954.84 feet to a wood fence corner post for the Southeast corner of said Brandenberger tract in the apparent South line of said McKettrick Survey and North line of said Stewart Survey at the Southwest corner of the called 72.000 acre tract described in the deed to Richard Tedrow et.ux. recorded in Volume 1154 Page 836 said Deed Records, said corner also being in the North line of the called 87.452 acre tract described in the deed to Rancho Vista Development Company recorded in Volume 2695 Page 465 of the Real Property Records of said County;

THENCE South 89 degrees 51 minutes 38 West with the North line thereof and South line of said Brandenberger tract along and near a fence a distance of 1119.09 feet to a 5/8" iron rod found for the Northwest corner of said 87.452 acres and the Northeast corner of the called 19.23 acre tract described in the deed to James E. West recorded under Clerk's File Number 96-R0003867 of said Real Property Records;

THENCE South 89 degrees 59 minutes 32 seconds West with the North line thereof along and near a fence a distance of 333.93 feet to a 5/8" iron rod found for the Northwest corner of said West tract and the Northeast corner of the called 20.747 acre tract described in the deed to John Chutkowski recorded under Clerk's File Number 97-R0003249 said Records;

THENCE South 89 degrees 51 minutes 36 seconds West with the North line thereof along and near a fence a distance of 334.22 feet to a 5/8" iron rod found for the Northwest corner of said tract and the Northeast corner of the called 1.571 acre Tract One described in the deed to Rayburn K. Pierce recorded in under Clerk's File Number 99-R0088025 said Records;

THENCE South 89 degrees 51 minutes 54 seconds West with the North line thereof along and near a fence a distance of 334.78 feet to a 5/8" iron rod found for the Northwest corner of said 1.571 acres and the Northeast corner of the called 19.23 acre tract conveyed in the deed to Jessie F. Baker recorded under Clerk's File Number 93-R0075347 said Records;

THENCE North 89 degrees 47 minutes 51 seconds West with the occupied North line thereof along and near a fence a distance of 333.65 feet to a wood fence corner post for the occupied Southwest corner of said Brandenberger tract in the apparent East line of said Ayers Survey;

THENCE North 00 degrees 12 minutes 35 seconds East with the recognized and occupied West line of said Brandenberger tract along said Survey line along and near a fence and passing the Northwest corner of said McKettrick Survey and continuing across said Ayers Survey a total distance of 2996.05 feet to a "x-tie" fence corner post for the occupied Northwest corner of the herein described tract on the South line of said Road;

THENCE South 84 degrees 01 minutes 51 seconds East along said Road a distance of 322.49 feet to a capped iron rod set for the beginning of a curve to the left having a radius of 2924.73 feet and a chord which bears South 87 degrees 10 minutes 45 seconds East a distance of 325.68 feet;

THENCE continuing along said Road along the arc of said curve an arc distance of 325.85 feet to a wood right of way post found for the monumented end of said curve;

THENCE North 89 degrees 37 minutes 45 seconds East continuing along said Road a distance off 1776.45 feet to the PLACE OF BEGINNING and enclosing 165.46 acres of land more or less.

This survey correctly represents the results of an on-the-ground survey made under my direction and supervision on 06-05-2006 There are no Visible or apparent intrusions, protrusions or easements except as shown hereon.

FLOOD STATEMENT: I have examined the F.E.M.A. Flood Insurance Rate Map for Denton County, Community Number 480774 effective date 4-02-1997 and that map indicates that a portion of this property is within "Shaded Zone AE" defined as "Special Flood Hazard Areas Inundated By 100-year flood with base Flood Elevations Determined" , a portion of this property is within "Shaded Zone X" defined as "Other Flood 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 with no base flood elevations determined", and a portion of this property is within "Non Shaded Zone X" defined as "Areas determined to be outside of a 500-year flood" as shown on Panel 220 F of said map.

Michael J. Kern R.P.L.S. No. 4158 Date

STATE OF TEXAS REGISTERED MICHAEL J. KERN 4158 PROFESSIONAL LAND SURVEYOR

NOTE: This survey is only valid for GF# - AG06213862
NOTE; Only the following easements supplied to me have been reviewed and are addressed as follows;
NOTE: Bearings based on GPS NAD 83 Datum on 06-05-2006
Vol 401 Pg 128; Blanket Type Easement to Denton County Elec. Co-op., Inc. does affect this tract
Vol 402 Pg 427; Blanket Type Easement to Denton County Elec. Co-op., Inc. does affect this tract
Vol 402 Pg 450 Blanket Type Easement to Denton County Elec. Co-op., Inc. does affect this tract
Vol 613 Pg 149 Easement to Texdot does affects as shown
Vol 1105 Pg 772, Blanket Type Easement to Matador Pipelines Inc., limited to 30 feet does affect this tract
Clerk's File # 2005-64584 Easement to North Texas Pipeline, L.P. does affects as shown

KAZ SURVEYING

1517 CENTRE PLACE DR.
DENTON, TX 76205
(940)382-3446

JOB NUMBER: 060392
DRAWN BY: M.J.R.
CHECKED BY: M.J.K.
DATE: 06-07-2006
R.P.L.S.
MICHAEL J. KERN

Reviewed By: M.J.K.
GF NO: AG06213862
REV 1: -
-
REV 2:
REV 3: