PROPERTY DESCRIPTION

Being a 10.81 acre tract of land situated in the Newton Allsup Survey, Abstract No. 3, Denton County, Texas, being all that certain tract of land described in deed to Billy G. Welch and wife, Colleen S. Welch, as recorded in Volume 3419, Page 343, Deed Records, Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in W. Jeter Road (a variable width right-of-way), said point being the northwest corner of said Welch tract;

THENCE East, passing a found 1/2-inch iron rod at a distance of 27.81 feet, said rod being the southwest corner of that certain tract of land described in deed to George Edward White and wife, Jeri Allen White, as recorded in Volume 1336, Page 71, aforesaid Deed Records, and continuing along the common line of said Welch and White tracts a total distance of 1,311.24 to a found 1/2-inch iron rod for at the common north corner of said Welch tract and that certain tract of land described in deed to Harry J. McCaffrey, as recorded in Volume 685, Page 380, said Deed Records;

THENCE South 00° 38' 56" East, a distance of 358.71 feet along the common line of said Welch and McCaffrey tracts to a found 1/2-inch iron rod at the common east corner of said Welch tract and that certain tract of land described in deed to Matthew C. Murray, as recorded in Document Number 2008-107477, said Deed Records;

THENCE South 89° 58' 13" West, a distance of 1,312.18 feet along the common line of said Welch and Murray tracts to a point in said W. Jeter Road;

THENCE North 00° 29' 55" West, a distance of 359.39 feet along said road to the POINT OF BEGINNING and containing 470,946 square feet or 10.81 acres of land.

THIS IS TO DECLARE that on this date a survey was made on the ground, under my direction and supervision of the above described tract of land.

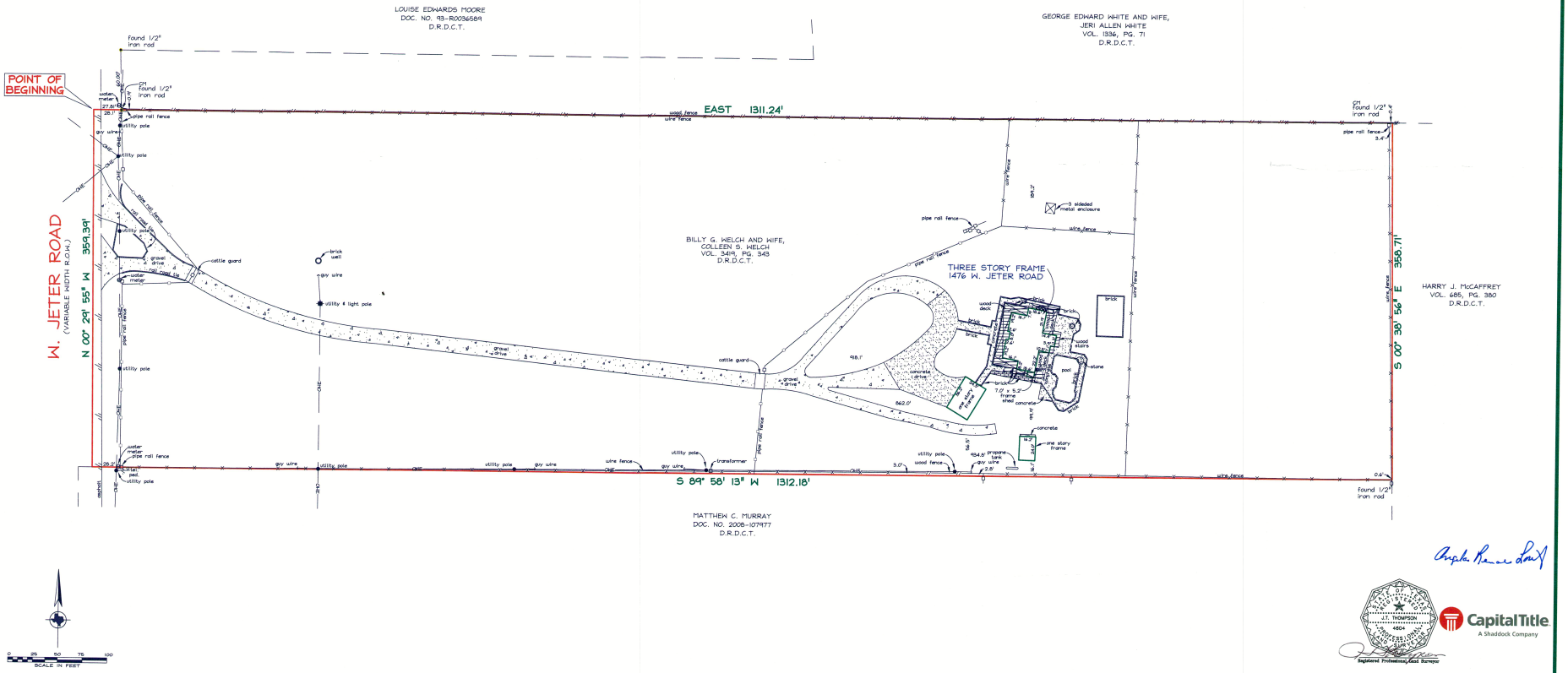
There are no visible conflicts, visible evidence of easements or rights-of-way, or protrusions, except as shown, and that this date the easements, rights-of-way or other locatable matters of record of which the undersigned has knowledge or has been advised are as shown or noted hereon.

The subject property does not appear to lie within the limits of a 100-year flood hazard zone according to the Map published by the Federal Emergency Management Agency, and has a Zone "X" Rating as shown by Map No. 48121C0510 E, dated April 2, 1997. The statement that the property does or does not lie within a 100-year flood zone is not to be taken as a representation that the property will or will not flood. This survey is not to be used for construction purposes and is for the exclusive use of Capital Title only and this survey is made pursuant to that one certain title commitment under the GF number 09-06128-AG, provided by the title company named hereon.

NOTES:

CM = CONTROLLING MONUMENT.

THE BEARINGS FOR THIS SURVEY ARE BASED ON DEED RECORDED IN VOLUME 3419, PAGE 343, D.R.D.C.T.



Angela Renee Lord

Registered Professional Land Surveyor

Capital Title
A Shaddock Company

REVISIONS	BY

PRECISE LAND SURVEYING, INC.
4625 EASTOVER DRIVE * MESQUITE, TEXAS 75149
(972) 681-7072 FAX (972) 279-1508

BOUNDARY SURVEY
1476 W. JETER ROAD
DENTON COUNTY, TEXAS

Precise Land Surveying, Inc.
4625 EASTOVER DRIVE
MESQUITE, TEXAS 75149

SURVEYOR	JTI
DATE	02/26/09
TECH	EJH
PARTY CHIEF	MJ
SURVEY DATE	02/25/09
DRAWING FILE	F:\09-FILES\509\509-0455
MAP/SCO. #	4804
SCALE	546-F
JOB NUMBER	1" = 50'
SHEET	509-0455
	1 OF 1 SHEETS