

B.B.B. & C.R.R. CO. SURVEY A-149

B.B.B. & C.R.R. CO. SURVEY A-150

B.B.B. & C.R.R. CO. SURVEY A-191

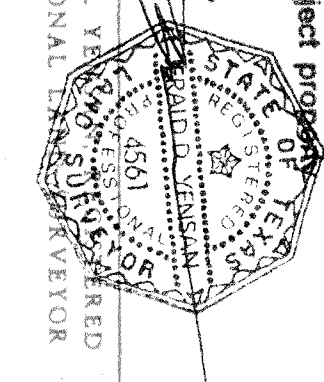
Handwritten signature: David R. Fulton

TO THE LIENHOLDERS AND/OR THE OWNERS AND/OR PURCHASERS OF THE PREMISES SURVEYED AND TO DENTON COUNTY TITLE COMPANY

I hereby certify that on the 24th day of SEPTEMBER, 1996, this survey was made on the ground as per the field notes shown on this survey and is true, correct, and accurate as to the boundaries and improvements thereon, if any, and as to the size, location, and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and I solemnly swear the location of all visible easements and rights-of-way and of all rights-of-ways easements, and other matters of record of which I have knowledge or have been advised, whether or not of record, affecting subject property.

Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets, always by any improvements on the subject property, and there are no conflicts or protrusions.

I further certify that only portion shown of subject property lies within a special flood hazard area according to the FLOOD INSURANCE RATE MAP of the County of Denton, Community No. 480774, Panel 25 Dated May 4, 1987. (Subject property lies in Zone A and Zone C approximately as shown.)



FIELD NOTES
178.612 ACRES

BEING all that certain lot, tract, or parcel of land situated in the B.B.B. and C.R.R. Company Survey, Abstract Number 150, Denton County, Texas, being all that certain (called) 178.16 acre tract of land conveyed by deed from Mrs. M.A. Linschmidt to Arnold Linschmidt recorded in Volume 538, Page 381, Deed Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at an iron rod set for corner in Freeman Road, a public roadway and in the west line of the B.B.B. and C.R.R. Company Survey, Abstract Number 191, said point being the northeast corner of the B.B.B. and C.R.R. Company Survey, Abstract Number 149 and the northeast corner of that certain (called) 100.0 acre tract of land conveyed by deed from Daniel W. Zuber and wife, Joyce A. Zuber to David R. Fulton and wife, Soundra Wade Fulton recorded in Volume 1569, Page 188, Real Property Records, Denton County, Texas;

THENCE N 89° 10' 00" W, pass at 21.94 feet a fence corner for west line of said Road, pass at 1827.68 feet a fence corner for northeast corner of that certain "Fifth Tract" described in a deed from Harry M. McCleendon and wife, Elizabeth H. McCleendon to McCleendon Farms Incorporated, recorded in Volume 1531, Page 739, Real Property Records, Denton County, Texas, a total distance of 3559.34 feet with the north line of said B.B.B. and C.R.R. Company Survey, Abstract Number 149 and with the north line of said Fulton tract and with the north line of the "Fifth Tract", "Second Tract" and the "Sixth Tract" of said McCleendon Farms tract to a fence corner for corner, said point being the southeast corner of the "Ninth Tract" of said McCleendon Farms tract;

THENCE N 00° 56' 07" E, 2204.76 feet, with the east line of said "Ninth Tract" to a fence corner for corner, said point being the southwest corner of that certain (called) 99.92 acre tract of land conveyed by deed from Lorne S. Bass to W.A. Crawford and wife, Gladys Crawford recorded in Volume 464, Page 327, Deed Records, Denton County, Texas;

THENCE S 88° 53' 57" E, pass at 1413.97 feet a fence corner found for southwest corner of that certain (called) 64.341 acre tract of land conveyed by deed from Clarence W. Powell to Steve C. Stone and wife, Margaret D. Stone, recorded in Volume 1068, Page 215, Real Property Records, Denton County, Texas, a total distance of 3525.00 feet with the south line of said 64.341 acre tract and with the south line of said 64.431 acre tract to an iron rod set for corner in said Freeman Road and in the west line of said B.B.B. and C.R.R. Company Survey, Abstract Number 191;

THENCE S 00° 02' 09" W, 2188.52 feet with said Freeman Road and with said west line of said B.B.B. and C.R.R. Company Survey, Abstract Number 191 to the **PLACE OF BEGINNING** and containing 178.612 acres of land.

SURVEY PLAT
178.612 ACRES
IN THE
B.B.B. & C.R.R. SURVEY A-150
DENTON COUNTY, TEXAS

LANDMARK SURVEYORS, INC.
PURCHASER: JOHN P. TULLIO 4298 I-35 NORTH
SHELLEY A. TULLIO DENTON, TEXAS 76201
(817) 382-4016
FAX (817) 387-9784
DENTON COUNTY TITLE G.F. 966928F
SCALE: 1"=200' DATE: 24 SEPTEMBER, 1996 JOB NO.: 968752
DRAWN BY: BTH