

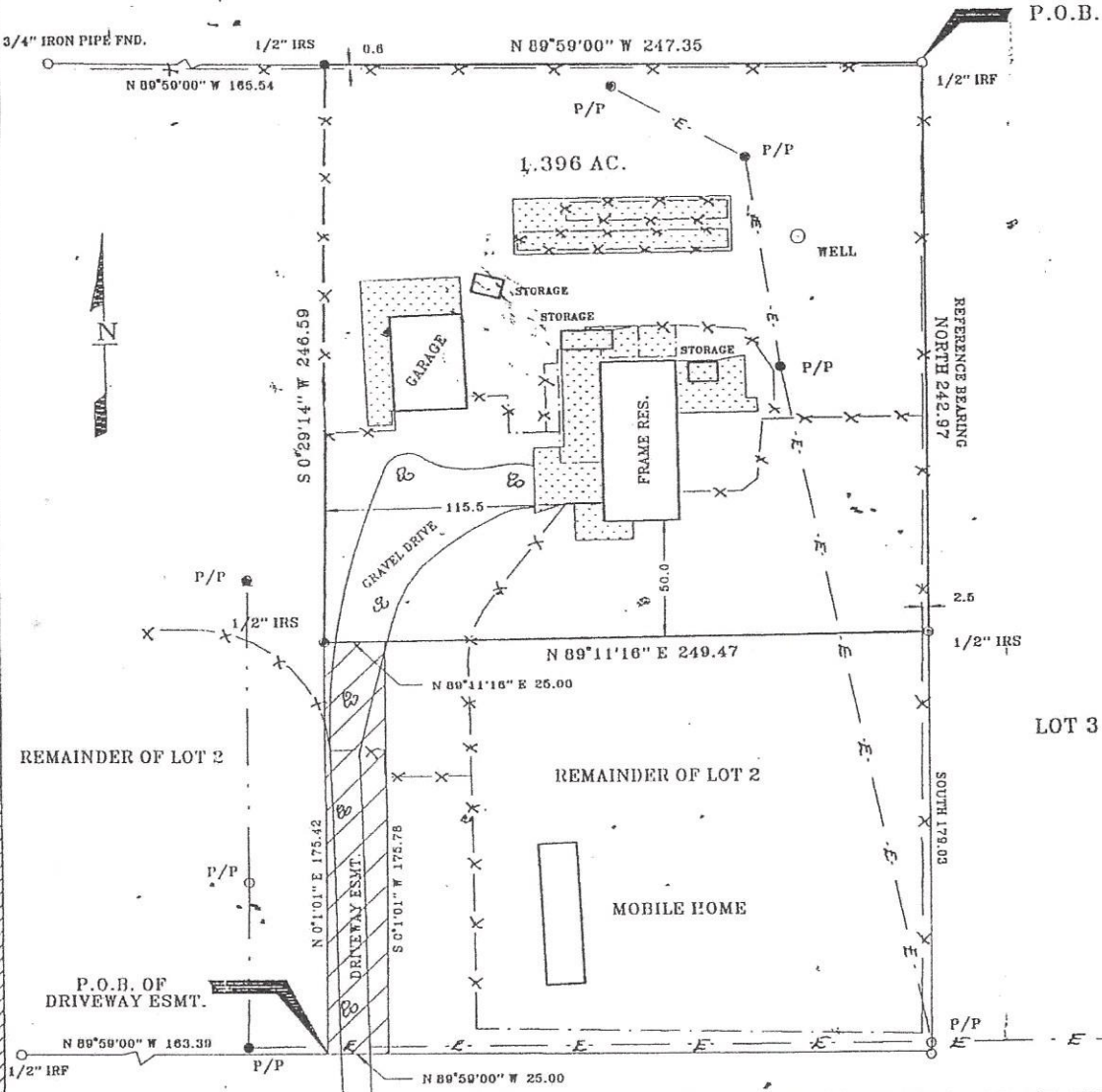
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SURVEY PLAT

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20.00 AC.
VOL. 990, PG. 32, D.R.D.C.T.



15841 OLD DAIRY FARM ROAD

I hereby certify that on the 2ND day of APR, 2001, this survey was made on the ground and this survey plat has been prepared as per the field notes thereby produced, and it properly represents the facts as found on the ground. This survey plat has been prepared in accordance with, and in substantial compliance with, all rules and regulations promulgated by the Texas Board of Professional Land Surveying. Unless otherwise noted, the surveyor has relied solely on the record data provided in the title commitment for the determination of the boundaries of the land parcel surveyed and for any easements of record which may be shown or addressed on the survey. The survey shows visible easements, encroachments, conflicts, or protrusions apparent on the ground.

Date: APRIL 03, 2001

JOB #: 01-1802

GF No. 01100370

Scale: 1" = 80'

By: *Harry Rowell*



⊕ LEGEND ⊕	
1/2" Steel / Iron Rod Found	○
1/2" Steel / Iron Rod Set	●
Property Line	—
Wood Fence	—
Chain Link / Wire Fence	x—x—x—x—x
Overhead Electric	E—E—E—E—E

HARRY ROWELL
& Associates, INC.
Surveying & Engineering
1301 Elm Street Ste. 201
Carrollton, Texas 75006 (972) 242-5679

LEGAL DESCRIPTION

TO THE LIENHOLDERS AND/OR THE OWNERS AND THE PURCHASERS OF THE PREMISES SURVEYED AND TO STEWART TITLE NORTH TEXAS:

This is to certify that I have made a careful and accurate survey of the property located at 15841 OLD DAIRY FARM in DENTON County, Texas, described as follows:

Being part of Lot 2, of SMILEY ACRES, an addition to DENTON County, Texas, according to the Map or Plat thereof recorded in Cabinet D, Slide 324, Plat Records, DENTON County, Texas same being more particularly described as follows:

Beginning at a 1/2" iron rod found at the Northeast corner of said Lot 2;

THENCE North 89 deg. 59 min. 00 sec. West 247.35 feet along the North line of Lot 2 to a 1/2" iron rod set for a corner from which a 3/4" iron pipe found at the Northwest corner of said Lot 2, bears North 89 deg. 59 min. 00 sec. West 165.54 feet;

THENCE South 0 deg. 29 min. 14 sec. West along an existing wire fence 246.59 feet to a 1/2" iron rod set for a corner;

THENCE North 89 deg. 11 min. 16 sec. East 249.47 feet to a 1/2" iron rod set in the East line of Lot 2, for a corner from which a 1/2" iron rod found at the Southeast of said Lot 2, bears South 179.03 ;

THENCE North along the the East line of Lot 2, 242.97 feet to the Point Of Beginning and containing 1.396 acres of land.

Together with a 25 foot Driveway Easement over and across that remaining portion of Lot 2, described as follows:

Beginning at a Point in the South line of Lot 2, same being the North line of OLD DAIRY FARM ROAD from which a 1/2" iron rod found at the Southwest corner of said Lot 2, bears North 89 deg. 59 min. 00 sec. West 163.39 feet;

THENCE North 0 deg. 01 min. 01 sec. East 175.42 feet to that 1/2" iron rod set at the Southwest corner of this tract described;

THENCE North 89 deg. 11 min. 16 sec. East along the South line of this tract 25.00 feet to a point for a corner;

THENCE South 0 deg. 01 min. 01 sec. West 175.78 feet to a point in the the North line of OLD DAIRY FARM ROAD for a corner;

THENCE North 89 deg. 59 min. 00 sec. West 25.00 feet to the Point Of Beginning and containing 0.101 acres of land.

NOTE: THE EASEMENT REC. IN VOL. 404, PG. 112, R.P.R.D.C.T. DOES NOT AFFECT THIS PROPERTY.

<p>THIS PROPERTY DOES NOT LIE IN A 100 YEAR FLOOD HAZARD AREA ACCORDING TO THE F.E.M.A. FLOOD INSUR. RATE MAP COMM. PANEL NO. 480774 0290 E THIS PROPERTY LIES IN ZONE "X"</p>
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