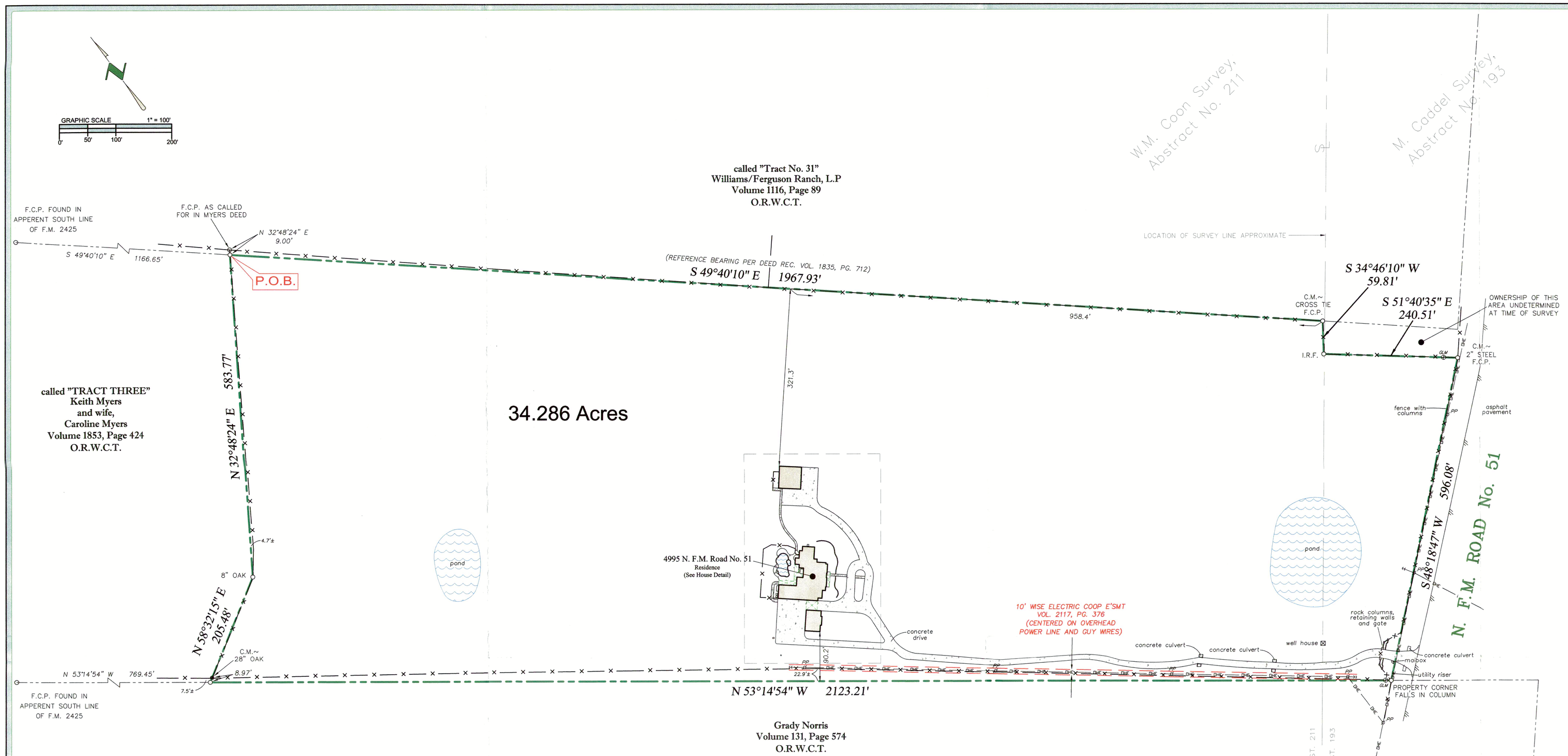


FIELD NOTE DESCRIPTION:

BEING a 34.286 acre tract of land situated in the W. Coon Survey, Abstract No. 211 and the M. Caddell Survey, Abstract No. 193, in Wise County, Texas, and being all of that certain tract of land described by deed to Brian M. Green and wife, Karen J. Green, as recorded in Volume 1835, Page 712 of the Official Records of Wise County, Texas (O.R.W.C.T.), and being more particularly described as follows:

BEGINNING at the northernmost northeast corner of the herein described tract, same being the easternmost southeast corner of that certain called "TRACT THREE" of 3 tracts of land described by deed to Keith Myers and wife, Caroline Myers, as recorded in Volume 1853, Page 424, O.R.W.C.T., same being in the southwest line of that certain called "Tract No. 31" of 31 tracts of land described by deed to Williams/Ferguson Ranch, L.P, as recorded in Volume 1116, Page 89, O.R.W.C.T., same from which a fence corner post found within said Williams/Ferguson Ranch, L.P tract bears North 32 degrees 48 minutes 24 seconds East, a distance of 9.00 feet;

THENCE South 49 degrees 40 minutes 10 seconds East, with the southwest line of said Williams/Ferguson Ranch, L.P, a distance of 1967.93 feet to a cross tie fence corner post found for a salient southeast corner of said Green tract;

THENCE South 34 degrees 46 minutes 10 seconds West, with a southeast line of said Green tract, a distance of 59.81 feet to a ½ inch iron rod found for an inner-ell corner thereof;

THENCE South 51 degrees 40 minutes 35 seconds East, with a northeast line of said Green tract, a distance of 240.51 feet to a 2 inch steel fence corner post found for corner in the northwest line of N. F.M. Road No. 51;

THENCE South 48 degrees 18 minutes 47 seconds West, with the northwest line of said N. F.M. Road No. 51, a distance of 596.08 feet to a point within a rock column for corner, and being in the northeast line of that certain tract of land described by deed to Grady Norris, as recorded in Volume 131, Page 574, O.R.W.C.T.;

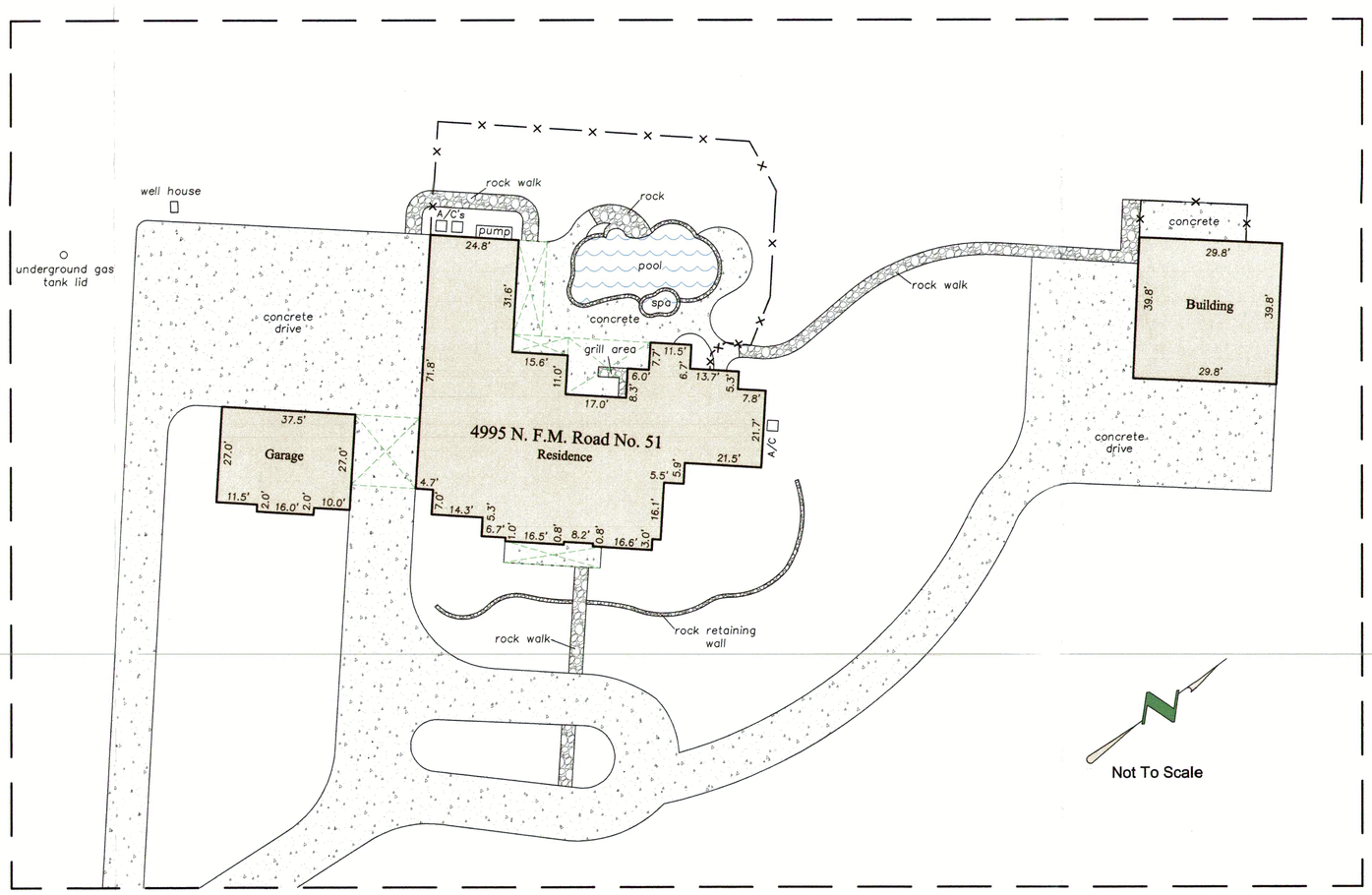
THENCE North 53 degrees 14 minutes 54 seconds West, with the northeast line of said Norris tract, a distance of 2123.21 feet to the southernmost southwest corner of said Myers tract;

THENCE North 58 degrees 32 minutes 15 seconds East, with a southeast line of said Myers tract, passing at a distance of 8.97 feet a 28 inch oak tree found on line, continuing on said course for a total distance of 205.48 feet to a point within an 8 inch oak tree found for corner;

THENCE North 32 degrees 48 minutes 24 seconds East, with a southeast line of said Myers tract, a distance of 583.77 feet to the **POINT OF BEGINNING** and containing a total of 34.286 acres of land, more or less, and being subject to any and all easements that may affect.

LEGEND

— X —	FENCE (AT CENTER OF FENCE POST)	WM	WATER METER
— OHE —	OVERHEAD POWER	WV	WATER VALVE
PP	POWER POLE	ICV	IRRIGATION CONTROL VALVE
LP	LIGHT POLE		
	GUY WIRE(S)	S	TRAFFIC/PARKING SIGN
I.R.F.	IRON ROD FOUND		
I.R.S.	IRON ROD SET	GLM	GAS PIPE LINE MARKER
TXDOT MON.	TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT		
F.C.P.	FENCE CORNER POST	CA.T.V.	CABLE TELEVISION SUB-SURFACE BOX
I.P.F.	IRON PIPE FOUND		CONCRETE
FH	FIRE HYDRANT		EDGE OF ASPHALT
SS/CO	SANITARY SEWER CLEAN-OUT		COVERED AREA
SSMH	SANITARY SEWER MAN HOLE	NOTE: ALL IRON RODS FOUND ARE 1/2" UNLESS OTHERWISE NOTE. ALL IRON RODS SET ARE 1/2" WITH YELLOW CAP STAMPED "ARTHUR SURVEYING COMPANY"	



House Detail

BOUNDARY SURVEY

34.286 acre tract out of the
W.M. Coon Survey, Abstract No. 211 and the
M. Caddell Survey, Abstract No. 193
Wise County, Texas

DRAWN BY: SWIM DATE: 01-08-14 SCALE: 1"= 100' CHECKED BY: DLA ASC NO.: 140119

NOTE:

- Blanket style easement recorded in Volume 909, Page 729 includes the subject tract, said easement being 30 feet wide centered on a pipe line that has not been specifically located at this time.

- Easement recorded in Volume 642, Page 486 doe not affect this tract.

4995 N. F.M. Road No. 51
Decatur, Texas

The undersigned have/has received and reviewed a copy of this survey.

x _____

x _____

x _____

Date: _____

GTC GUARDIAN TITLE COMPANY
200 S. Trinity Street
Decatur, Texas 76234
Ph. 940-627-5888
Fax 940-627-7121

SURVEYOR'S CERTIFICATION: The undersigned does hereby certify to Guardian Title Company (G.F.# 20139978), that this survey was this day made on the ground of the property legally described hereon and is correct and to the best of my knowledge, there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way that I have been advised of except as shown hereon.

FLOOD NOTE: It is my opinion that the property described hereon is not within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 481051 0250 D, present effective date of map, December 16, 2011, herein property situated within Zone "X".

Arthur Surveying Co., Inc.
Professional Land Surveyors

LEWISVILLE
220 Elm St., # 200
Lewisville, TX 75057
Ph. 972.221.9439
TFRN# 10063800
arthursurveying.com

DENTON
1172 Bent Oaks
Denton, TX 76210
Ph. 940.435.5155
TFRN# 10193866
Established 1986

STATE OF TEXAS REGISTERED DOUGLAS L. ARTHUR 4357 PROFESSIONAL LAND SURVEYOR

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