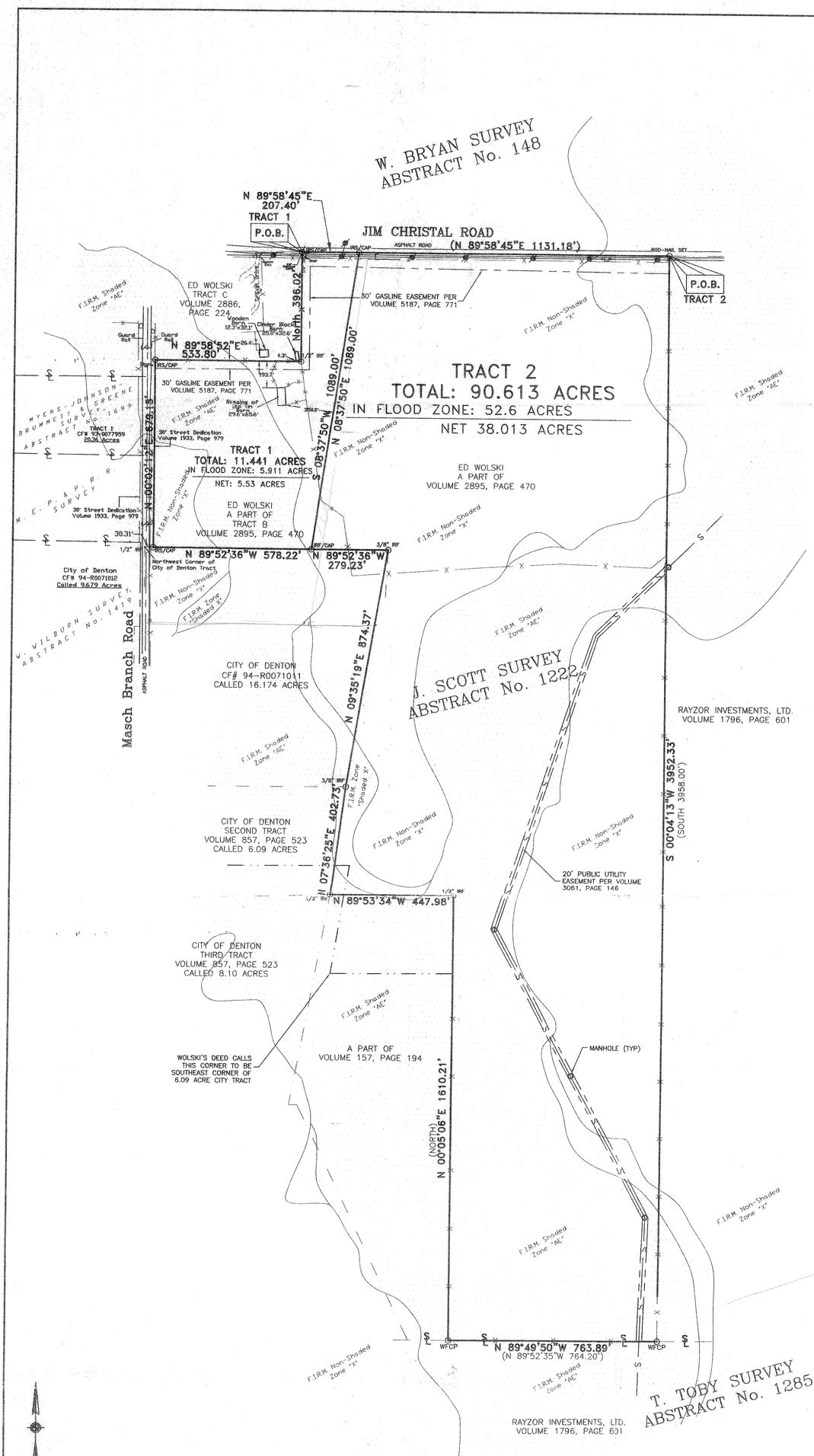

TRACT 1

FIELD NOTES to all that certain tract of land situated in the J. Scott Survey, Abstract Number 1222 in the City and County of Denton Texas and being a part of the called 125.6898 acre tract described in the deed from G.C. Ledyard, Jr., Trustee to Ed Wolski, Trustee and Virginia Fryman recorded in Volume 2895 Page 470 of the Real Property Records of Denton County, Texas; the subject tract being more particularly described as follows;

BEGINNING for the Northwest corner of the tract being described herein at a 1/2" capped iron rod set for the most Northerly Northwest corner of said 125.6896 acre tract in Jim Christal Road in the apparent North line of said Survey at the Northeast corner of a called 5.000 acre tract III described in the deed to Ed Wolski, Trustee recorded in Volume 2886 Page 224 said Real Property Records;

THENCE North 89 Degrees 58 Minutes 45 Seconds East with said North line in said Road a distance of 207.40 feet to a 1/2" capped iron rod set for the Northeast corner of the herein described tract;

THENCE South 08 Degrees 37 Minutes 50 Seconds West a distance of 1089.00 feet to a capped iron rod set for the Southeast corner of the herein described tract, in the North line of a called 16.174 acre City of Denton tract described in the instrument filed under Clerk's File Number 94-R0071011 Real Property Records;

THENCE North 89 Degrees 52 Minutes 36 Seconds West with the North line of said 16.174 acres a distance of 578.22 feet to a capped iron rod set on the East line of Masch Branch Road;

THENCE North 00 Degrees 02 Minutes 12 Seconds East along the East line of said Road a distance of 679.15 feet to a capped iron rod set for the Northwest corner of the herein described tract and in the South line of said 5.00 acre tract;

THENCE North 89 Degrees 58 Minutes 52 Seconds East with the South line thereof a distance of 533.80 feet to a found ½" iron rod for the Southeast corner of said 5.000 acres;

THENCE North with the East line thereof a distance of 396.02 feet to the PLACE OF BEGINNING and enclosing 11.441 acres of land.

TRACT 1

NOTE: Only the following easements supplied to me have been reviewed and are addressed as follows: Volume 308 Page 592; Volume 888 Page 418 to Texas Power and Light are unlocatable by description and does affect by ingress egress. Volume 5187, Page 771 to Southwestern Gas Pipeline, Inc. does affect this tract as shown.
Volume 1933, Page 979 to City of Dentonis a 30' Street Dedication and does affect this tract as shown.

Note: bearings based on control monuments found on the subject tract and Wolski tract.

TRACT 2

FIELD NOTES to all that certain tract of land situated in the JOHN SCOTT SURVEY, Abstract No. 1222, in the City of Denton, Denton County, Texas and being a part of a called 125.6898 acre tract of land described in the deed from G.C. Ledyard, Jr., trustee to Ed Wolski, Trustee and Virginia Fryman as recorded in Volume 2895, Page 470 of the Real Property Records of Denton County, Texas; the subject tract being more particularly described as follows:

BEGINNING at a 60d nail set for the Northeast corner of said 125.6898 acre tract in a road under apparent public use posted as Jim Christal Road, in the recognized and occupied North line of said Survey;

THENCE South 00 degrees 04 minutes 13 seconds West with the East line of said tract along or near a fence a distance of 3952.33 feet to a wood fence post found for the Southeast corner of said tract in the recognized and occupied South line of said Survey;

THENCE North 89 degrees 49 minutes 50 seconds West with said Survey line, the South line of said tract, along or near a fence a distance of 763.89 feet to a wood fence post found for the Southerly most Southwest corner of said tract;

THENCE North 00 degrees 05 minutes 06 seconds East with the West line thereof along or near a fence part of the way for a total distance of 1610.21 feet to a ½" iron rod found for corner;

THENCE North 89 degrees 53 minutes 34 seconds West a distance of 447.98 feet to a ½" iron rod found for corner at the Southeast corner of a called 6.09 acre Second Tract described in the deed to the City of Denton as recorded in Volume 857, Page 523 of the Deed Records of Denton County, Texas;

THENCE North 07 degrees 36 minutes 25 seconds East with the East line thereof a distance of 402.73 feet to a 3/8" iron rod found for corner at the Northeast corner thereof and the Southeast corner of a called 16.174 acre tract of land described in the deed to the City of Denton as recorded under County Clerk's File Number 94-R0071011 of said Real Property Records;

THENCE North 09 degrees 35 minutes 19 seconds East with the East line thereof a distance of 874.37 feet to a 3/8" iron rod found for corner at the Northeast corner thereof;

THENCE North 89 degrees 52 minutes 36 seconds West a distance of 279.23 feet to a ½" capped iron rod found for corner at the Southeast corner of a 11.441 acre tract surveyed under my direction and supervision on January 20, 2002;

THENCE North 08 degrees 37 minutes 50 seconds East a distance of 1089.00 feet to a PK nail found for corner at the Northeast corner of said 11.441 acre tract, in said North line of said Survey;

THENCE North 89 degrees 58 minutes 45 seconds East with said road and the north line of said 125.6898 acre tract a distance of 1131.18 feet to the PLACE OF BEGINNING and enclosing 90.613 acres of land, more or less.

TRACT 2

Only the following easements supplied to me have been reviewed and are addressed as follows: Volume 308 Page 592; Volume 888 Page 418 to Texas Power and Light are unlocatable by description and does affect by ingress egress. Volume 5187, Page 771 to Southwestern Gas Pipeline, Inc. does affect this tract as shown.
Volume 1933, Page 979 to City of Dentonis a 30' Street Dedication and does affect this tract as shown.

The Deed to Ed Wolski, Trustee Recorded in Volume 2895, Page 470 Real Property Records, Denton County, Texas closes mathematically. It makes adjoiner calls to the City of Denton tract Recorded in Volume 857, Page 523, Deed Records, Denton County, Texas and by honoring the dignity of calls and holding monumentation the Wolski tract should of yielded to the property lines as shown, which would yield no conflicts. It is in the opinion of this Surveyor that the most Southwesterly West call of 1333.00 feet and the most Northerly West call of 1830.67 feet of the Wolski Deed must have been error.

FLOOD STATEMENT: I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Denton, Denton County, Texas, Community Number 480194, effective AL 3-30-98 and that map indicates that a portion of this property is in your flood with which is defined as "special flood hazard areas inundated" which is defined as base flood elevations determined', a portion is low with average depths of less 'areas of 500-year flood; areas of 100-year than 1 square mile; and areas protected than 1 foot or with drainage areas a portion is in 'Non-Shaded ZONE X' which is by levees from 100-year flo defined as 'areas determined to be outside of the 500-year floodplain' as shown in Panel 355 F of said map.

1" = 200'

LEGEND

BM = BENCHMARK
FF = FINISHED FLOOR
NG = NATURAL GROUND
PL = PROPERTY LINE
SB = SET BACK LINE
BL = BUILDING LINE
FH = FIRE HYDRANT
GT = GREASE TRAP TANK
WM = WATER METER
TR = TELEPHONE RISER
ER = ELECTRIC RISER
PP = POWER POLE
LP = LIGHT POLE
FCP = FENCE CORNER POST
UE = UNDERGROUND EASEMENT
UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT
PUE = PUBLIC UTILITY EASEMENT
EE = ELECTRICAL EASEMENT
BME = BOLIVAR WATER EASEMENT
FOBS = FIBER OPTIC WARNING SIGN
WSB = WATER SERVICE BOX
SSMH = SANITARY SEWER MANHOLE
MFCP = METAL FENCE CORNER POST
WFCP = WOOD FENCE CORNER POST
ROW = RIGHT OF WAY
POB = POINT OF BEGINNING
POC = POINT OF COMMENCING
SYR = SIDE YARD SETBACK CORNER
SYL = SIDE YARD SET BACK LINE
RS/CAP = 1/2" IRON ROD SET W/CAP
IRF = IRON ROD FOUND
---OHU--- = OVER-HEAD UTILITY
---CATV--- = CABLE TV LINE
---E--- = ELECTRIC LINE
---T--- = TELEPHONE LINE
---W--- = WIRE FENCE
---W--- = WOOD FENCE
---CL--- = CHAIN LINK FENCE
---BF--- = BARBED WIRE FENCE
( ) = PLAT OR DEED CALL
CM = CONTROLLING MONUMENT
* = BASE BEARING

HATCH LAYOUT

WOOD = STONE
CONCRETE = BRICK

ALTA/ACSM LAND TITLE SURVEY

To the City of Denton, Texas, and Ed Wolski, Trustee, and Virginia Fryman, and Texas Title Insurance Company:

This is to certify that this map or plat and survey on which it is based were made (1) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and ACSM in 1992, and includes items 1,2,3,4,5,7(a), 7(b), 7(c), 8,9,10,11, and 13 of Table A thereof, and (2) pursuant to the Accuracy Standards (as adopted by ALTA and in effect on this date of this certification) of an insert Urban Survey.

J.E. THOMPSON II R.P.L.S. No 4857 — 12-23-2003 Date

THIS SURVEY IS ONLY
VALID WITH EMBOSSED SEAL

STATE OF TEXAS REGISTERED J.E. THOMPSON 4857 PROFESSIONAL LAND SURVEYOR

ALLIANCE AREA SURVEYING

P.O. BOX 507
KRUM, TX 76249
(940)482-6723

JOB NUMBER: 010839-003
DRAWN BY: HCI
CHECKED BY: J.E.T.
DATE: 12-16-03
R.P.L.S.
J.E. THOMPSON II

Reviewed By:
J.E.T./12-17-03
J.E.T./12-22-03
GF No.: NOT RECEIVED
REV 1: 12-22-03/S.P.A.
Combined 2 surveys into 1
REV 2:
REV 3:
REV 4:
REV 5:

ALTA/ACSM LAND TITLE SURVEY

AIRPORT

BEING 90.613 ACRES IN THE J. SCOTT
SURVEY, ABSTRACT # 1222
CITY OF DENTON,
DENTON COUNTY, TEXAS