

TONECREST RD.

1/2" F.C.I.R. (C.M.) S 02°36'45" E 153.44' 1/2" F.C.I.R.

S.H. 377
(VARIABLE WIDTH R.O.W.)

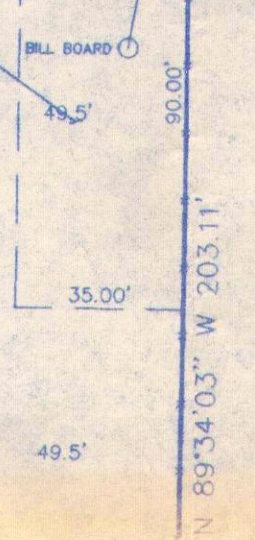
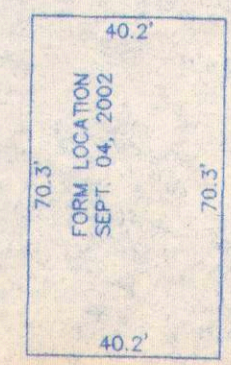
P/P L 436.9'
R 2924.8'
Delta 08°33'33"
CD S 04°16'19" W
LC 436.5'

JOEL WILBURN SURVEY, ABSTRACT NO. 1416

JAMES R. VANDEVER
VOL. 718, PG. 639
(1.410 ACRES)

T. & P. RAILROAD
RAILROAD RAILS

IMPACT OUTDOOR ADVERTISING COMPANY, INC.
EASEMENT VOL. 4864, PG. 2245



O & C FREEMAN FAMILY, LTD.
C.C.F. # 96-R0048254

FIELD NOTES

BEING ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE JOEL WILBURN SURVEY, ABSTRACT NO. 1416, CITY OF NORTLAKE, DENTON COUNTY, TEXAS, AND BEING PART OF THAT CERTAIN CALLED THREE ACRE TRACT OF LAND DESCRIBED IN DEED TO THE TEXAS AND PACIFIC RAILROAD COMPANY RECORDED IN VOLUME 40, PAGE 265, DEED RECORDS, DENTON COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND DESCRIBED IN DEED TO E.L. PRUITT RECORDED IN VOLUME 378, PAGE 523, DEED RECORDS, DENTON COUNTY, TEXAS, AND BEING ALL THAT CERTAIN CALLED 1.479 ACRE TRACT OF LAND DESCRIBED IN DEED TO JAMES R. VANDEVER RECORDED IN VOLUME 718, PAGE 939, DEED RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with cap stamped "G&A 4796" found on the west line of U.S. Highway 377, a public roadway called 120-foot in width, at the southeast corner of said Pruitt tract and said Vandever tract, said point being the southwest corner of that certain called 0.25 acre of tract of land dedicated to the public by Texas and Pacific Railway Company recorded in Volume 269, Page 347, Deed Records, Denton County, Texas, and being the northwest corner of that certain tract of land described as Parcel (s) in deed to the State of Texas recorded in Volume 279, Page 227, Deed Records, Denton County, Texas and being the northeast corner of that certain tract of land described in deed to O. & C. Freeman Family, Ltd. Recorded under Clerk's File No. 96-048254, Real Property Records, Denton County, Texas;

THENCE North 89° 34' 03" West, 203.11 feet along the south line of said Pruitt tract and said Vandever tract and the north line of said O. & C. Freeman Family, Ltd. Tract to a 1/2-inch rebar with cap stamped "G & A 4796" found at the northwest corner thereof and the southwest corner of said Pruitt tract and said Vandever tract, said point being on the east line of the Texas and Pacific Railway Company right-of-way (called 100-feet);

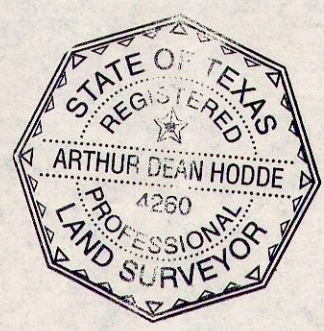
THENCE North 21° 16' 42" East, 630.00 feet along the west line of said Pruitt tract and said Vandever tract and the east line of said Texas and Pacific tract and said Vandever tract, said point being on the west line of said State Highway 377, and being the west northwest corner of that certain called 8.39 acre tract of land described as Second Tract in deed to the State of Texas recorded in Volume 260, Page 487, Deed Records, Denton County, Texas;

THENCE South 02° 36' 45" East, 153.44 feet along the east line of said Pruitt tract and said Vandever tract, the west line of said State Highway 377 and the west line of said 8.39 acre Second Tract to a 1/2-inch rebar with cap stamped "G & A 4796" found at the most north corner of the aforementioned 0.25 acre tract, said point being 60-feet from at a right angle to the centerline of said State Highway 377;

THENCE along the west line of said State Highway 377, the west line of 0.25 acre tract, 60-feet from and concentric to the centerline of said State Highway 377, with the arc of a curve to the left having a central angle of 08° 33' 33", a radius of 2924.8 feet and an arc length of 436.92 feet whose cord bears South 04° 16' 20" West, 436.52 feet to the POINT OF BEGINNING and containing approximately 1.410 acres of land.

I, the undersigned do hereby certify to Allegiance title company, Texas Bank, and Michael G. True, that this survey was made on the ground, and the property legally described herein is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, apparent easements, or right-of-way except as shown hereon. The surveyor has not abstracted this property.

Arthur Dean Hodde
Registered Professional Land Surveyor
No. 4260



DRAWN BY: T.M.	SCALE: 1" = 40'
DATE: 07/02/02	DWG NAME: C:\DWG\JULY2002\25780201.DWG
DWG NO.: 257802.01	G.F.# 001042639-TLV

FLOOD NOTE: THE PROPERTY SHOWN HEREON IS NOT BELOW THE 100-YEAR FLOOD PLAIN IN ACCORDANCE WITH F.I.R.M. MAP NO. 48121C0505 E, ZONE X(UNSHADED), DATED APRIL 2, 1997.

SPOT ELEV. = +650.0. DRAIN ARROW = SURVEY CONTROL = UTILITY POLE = UTILITY BOX = ELEC. MTR. = TELE. BOX = OVERHEAD UTILITY LINE = F.I.R. = FOUND IRON ROD SCIR = SET 1/2" IRON ROD WITH CAP CM = CONTROLLING MONUMENT FENCE =

Texas National Surveying
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