

KATHLYN Y. CANADAY
TO
KEVIN HOGAN AND
SHARON BONNER
VOL. 5176, PG. 3835
R.P.R.D.C.T.

PHILIP REID HERRINGTON
TO
MICHAEL L. McCABE AND
SHEREE McCABE
C.F. #93-R0042191
R.P.R.D.C.T.

F. TREVINO SURVEY A-1243

PATRICK A. CUSTER AND
TRACEY L. CUSTER
TO
CUSTER COMPANY, INC.
DOC. #2007-84299
R.P.R.D.C.T.

FIELD NOTES 5.000 ACRES

BEING all that certain lot, tract, or parcel of land situated in the F. Trevino Survey Abstract Number 1243 in Denton County, Texas, being a part of that certain tract of land conveyed by deed from Patrick A. Custer and Tracey L. Custer to Custer Company, Inc. recorded under Document Number 2007-84299, Real Property Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at an iron rod set for corner in the McNatt Road, a public roadway, said point being the southwest corner of that certain tract of land conveyed by deed from Kethlyn Y. Canaday to Kevin Hogan and Sharon Bonner recorded in Volume 5176, Page 3835, Real Property Records, Denton County, Texas;

THENCE N 88° 05' 49" E, 592.54 feet with the south line of said Hogan and Bonner tract and with the south line of that certain tract of land conveyed by deed from Philip Reid Herrington to Michael L. McCabe and Sheree McCabe recorded under Clerk's File Number 93-R0042191, Real Property Records, Denton County, Texas to an iron rod set for corner;

THENCE S 05° 01' 36" E, 350.75 feet to an iron rod set for corner;

THENCE S 83° 01' 25" W, 337.36 feet with a fence to a fence corner for corner;

THENCE S 84° 32' 55" W, 87.71 feet with a fence to a fence corner for corner;

THENCE S 81° 24' 38" W, 23.70 feet with a fence to a fence corner for corner;

THENCE S 84° 33' 24" W, 145.83 feet with a fence to an iron rod set for corner in said McNatt Road;

THENCE N 05° 01' 38" W, 385.03 feet with said McNatt Road to the **PLACE OF BEGINNING** and containing 5.000 acres of land.

TO THE LIENHOLDERS AND/OR THE OWNERS AND/OR PURCHASERS OF THE PREMISES SURVEYED:

I hereby certify that on the 15th day of December, 2010, 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 areas of the subject property and the size, location and type of buildings and improvements thereon in any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way easements and other matters of record of which I have knowledge or have been advised, whether or not of record, affecting the 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 or alleys by any improvements on the subject property and there are no conflicts or protrusions.

I further certify that no portion of subject property lies within a special flood hazard area according to the FLOOD INSURANCE RATE MAP for Denton County and Incorporated Area, Map Number 48121C0265, dated April 2, 1997. (Subject property lies in Zone X).

Jerald D. Yensen, Professional Land Surveyor
Texas R.P.L.S. No. 4561

SURVEY PLAT 5.000 ACRES IN THE F. TREVINO SURVEY A-1243 DENTON COUNTY, TEXAS

**LANDMARK
SURVEYORS, LLC.**

4238 I-35 NORTH
DENTON, TEXAS 76207
(940) 382-4016
FAX (940) 387-9784

DRAWN BY: BTH SCALE: 1"=50' DATE: 15 DECEMBER, 2010 JOB NO: 101636A