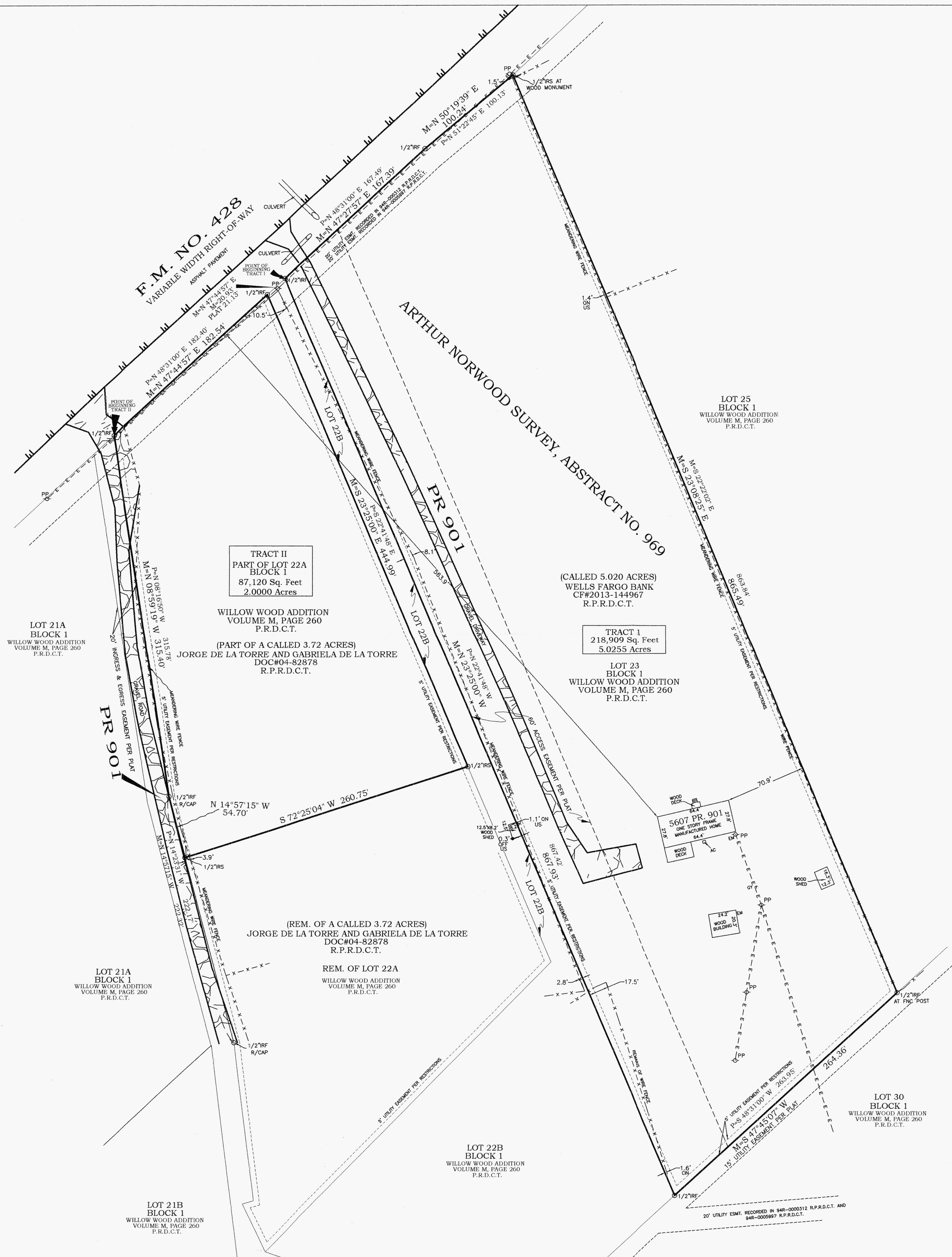


BASIS OF BEARING:
TEXAS NORTH CENTRAL ZONE 4202 AS OBSERVED
WITH RTK GPS.

LEGEND:
IR-IRON
IRI-IRON ROD FOUND
IRS-IRON ROD SET
PFC-POINT FOR CORNER
END-FOUND
EM-ELECTRIC METER
W-WATER METER
GY-GUY WIRE
PP-POWER POLE
E-OVERHEAD ELECTRIC
AC-AIR CONDITIONER
M.D.C.T.-MAP RECORDS DENTON COUNTY, TEXAS
R.P.R.D.C.T.-REAL PROPERTY RECORDS DENTON COUNTY, TEXAS



This is to certify that I have, on this date, made a careful and accurate survey on the ground located at No. 5607 PR 901, in the City of Celina, Texas.

TRACT I

LEGAL DESCRIPTION

Being a 5.0255 Acre tract of land in the ARTHUR NORWOOD SURVEY, ABSTRACT NO. 969, Situated in Denton County, Texas, and being all of Lot 23 of LOTS 1-2, 4, 6-8, 9A, 9B, 10A, 10B, 13-14, 15A, 15B, 16A, 16B, 17-19, 21A, 21B, 22A, 22B, 23-32, OF BLOCK 1, of Willow Wood Addition, an addition to Denton County, Texas, according to the Plat thereof recorded in Volume M, Page 260, Plat Records, Denton County, Texas, and being that certain tract as conveyed to Wells Fargo Bank as recorded in County Clerk File No. 2013-144967 of the Real Property Records of Denton County, Texas, and being more particularly described as follows;

BEGINNING at a 1/2" iron found at the Northwest corner of Lot 23 and at the Northeast corner of Lot 22B of said Addition, said corner being in the West line of PR 901 a 60' road easement per Volume M, Page 260 Plat Records, Denton County, Texas, and being in the South right-of-way line of F.M. No. 428 (a variable width right-of-way);

THENCE North 47 degrees 27 minutes 57 seconds East, (plat North 48 degrees 31 minutes East 167.49 feet), with the North line of said Lot 23 of said Addition and the South right-of-way line of F.M. No. 428 a distance of 167.39 feet to a 1/2" iron rod found for a angle point;

THENCE North 50 degrees 19 minutes 39 seconds East, (plat North 51 degrees 22 minutes 45 seconds East 100.13 feet), with the East line of Lot 23 of said Addition and said South right-of-way line of F.M. No. 428 a distance of 100.13 feet to a 1/2" iron rod set at a base of a leaning wood right-of-way marker, said corner being at the Northeast corner of Lot 23 and at the Northwest corner of Lot 25 of said Addition;

THENCE South 23 degrees 08 minutes 25 seconds East, (plat South 22 degrees 22 minutes 02 seconds East 863.84 feet), with the North line of Lot 23 of said Addition and said South right-of-way line of F.M. No. 428 a distance of 865.49 feet to a 1/2" iron rod found at the base of a barbed wire fence post, said corner being at the Southeast corner of Lot 23 and at the Southwest corner of Lot 25 and in the North line of Lot 30 of said Addition;

THENCE South 47 degrees 45 minutes 07 seconds West, (plat South 48 degrees 31 minutes 00 seconds West 263.95 feet) with the South line of Lot 23 and the North line of Lot 30 of said Addition a distance of 264.36 feet to a 1/2" iron rod found at the Southwest corner of Lot 23 and in the Northeast line of said Lot 22B;

THENCE North 23 degrees 25 minutes 00 seconds West, (plat North 22 degrees 41 minutes 48 seconds West 867.42 feet) with the South line of Lot 23 and the Northeast line of Lot 22B a distance of 867.93 feet to the POINT OF BEGINNING containing 5.0255 or 218,909 square feet of land.

TRACT II

LEGAL DESCRIPTION

Being a 2.0000 Acre tract of land in the ARTHUR NORWOOD SURVEY, ABSTRACT NO. 969, Situated in Denton County, Texas, and being part of Lot 22A of LOTS 1-2, 4, 6-8, 9A, 9B, 10A, 10B, 13-14, 15A, 15B, 16A, 16B, 17-19, 21A, 21B, 22A, 22B, 23-32, OF BLOCK 1, of Willow Wood Addition, an addition to Denton County, Texas, according to the Plat thereof recorded in Volume M, Page 260, Plat Records, Denton County, Texas, and being part of a called 3.72 acre tract of land as conveyed to Jorge De La Torre and Gabriela De La Torre as recorded in County Clerk File No. 04-82878 of the Real Property Records of Denton County, Texas, and being more particularly described as follows;

BEGINNING at a 1/2" iron found at the Northwest corner of Lot 22A and at the Northeast corner of PR 901 a 20' Ingress and Egress Easement Per Volume M, Page 260, Plat Records, Denton County, Texas, and being in the South right-of-way line of F.M. No. 428 (a variable width right-of-way);

THENCE North 47 degrees 44 minutes 57 seconds East, (plat North 48 degrees 31 minutes East 182.40 feet), with the North line of said Lot 22A and the South right-of-way line of F.M. No. 428 a distance of 182.54 feet to a 1/2" iron rod found for the Northeast corner of Lot 22A and at the Northwest corner of Lot 22B of said Addition;

THENCE South 23 degrees 25 minutes 00 seconds East, (plat South 22 degrees 41 minutes 48 seconds East), with the Easterly line of Lot 22A and the Westerly line of said Lot 22B a distance of 444.99 feet to a 1/2" iron rod with orange cap stamped R.P.L.S. No. 3941 set for the Southeast corner of said 2.0000 acre tract;

THENCE South 72 degrees 25 minutes 04 seconds West, across said Lot 22A a distance of 260.75 feet to a 1/2" iron rod with orange cap stamped R.P.L.S. No. 3941 set for the Southwest corner of said 2.0000 acre tract and being in the Southwest line of said Lot 22A and the Northeast line of said PR 901 a 20' Ingress and Egress Easement;

THENCE North 14 degrees 57 minutes 15 seconds West, (plat North 14 degrees 23 minutes 31 seconds West), with the Westerly line of Lot 22A and the Easterly line of said PR 901 a 20' Ingress and Egress Easement a distance of 54.70 feet to a 1/2" iron rod with red cap found for corner;

THENCE North 08 degrees 59 minutes 19 seconds West, (plat North 08 degrees 16 minutes 50 seconds West 315.78 feet) with the Westerly line of Lot 22A and the Easterly line of said PR 901 a 20' Ingress and Egress Easement a distance of 315.40 feet to the POINT OF BEGINNING containing 2.0000 or 87,120 square feet of land.

THIS TRACT IS WITHIN ZONE 'X' (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 881210290 D, EFFECTIVE DATE: APRIL 18, 2001. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS. GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

Certify to First Fidelity Title G.F. 9811165-X AND GF#SL-TX-14-0000264DT. This plat hereon is a true, correct and accurate representation of the property as determined by the survey on the ground under my supervision. Subject to any and all easements, and restrictions, of which I have been advised, the lines and dimensions of said property being indicated by the plat, the size, location and type of buildings and improvements are as shown, all improvements being with the boundaries of the property, set back from property lines the distances indicated. There are no visible encroachments, conflicts or protrusions, except as shown.

THE PROPERTY IS SUBJECT TO THE FOLLOWING RESTRICTIVE COVENANTS:
CLERK FILE NO. 94-R000312 AND 94-R000357 R.P.R.D.C.T.

THE FOLLOWING EASEMENT DOES NOT AFFECT SUBJECT PROPERTY:
CLERK FILE NO. 94-R000311 O.P.R.D.C.T.

THE FOLLOWING UTILITY EASEMENTS DOES APPLY TO SUBJECT TRACT AS SHOWN ON SURVEY:
CLERK FILE NO. 94-R000312 AND 94-R000357 O.P.R.D.C.T.

William Davis Finney
WILLIAM DAVIS FINNEY, R.P.L.S. Tx. #3941



DATA LAND SERVICES	
REGISTERED PROFESSIONAL LAND SURVEYING	
P.O. BOX 2110 - FORNEY, TEXAS 75166 - EMAIL: data@landservices@yahoo.com	
Ph (972) 564-6166 - Fax (972) 564-3079	
T.B.P.L.S. FIRM REGISTRATION LIC. NO. 10183900	
SURVEY SKETCH AT 5607 PR 901 IN THE CITY OF CELINA, DENTON COUNTY TEXAS, AND BEING LOT 23, AND PART OF LOT 22A, BLOCK 1 OF WILLOW WOOD ADDITION IN VOLUME M, PAGE 260, OF THE PLAT RECORDS DENTON COUNTY, TEXAS.	
DRAWN BY: J.L.K.	DATE: 3/27/2014
SCALE: 1" = 50'	JOB NO. 14-805