BOUNDARY SURVEY

Being a 0.313 acre tract of land situated in the J.W. King Survey, Abstract No. 696, in the City of Lewisville, Denton County, Texas, and being a part of Lot 5, block F of the Original Town of Lewisville, according to the Plat thereof recorded in Volume 76, Page 160 of the Plat Records of Denton County, Texas, and being all of that certain tract of land conveyed to John K. DeLay and wife, Janice W. DeLay, as described by deed recorded in Volume 1217, Page 468 of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a ½ inch iron rod with a yellow cap marked "Arthur Surveying Company" set for the southwest corner of the herein described tract, same point being the southeast corner of a tract of land conveyed to Mark B. King, as described by deed recorded in Volume 5181, Page 4357, R.P.R.D.C.T., same point being in the north line of West Walters Street, same point from which a 5/8 rod found at the southwest corner of said Block F bears South 89 degrees 56 minutes 12 seconds West, a distance of 473.55 feet;

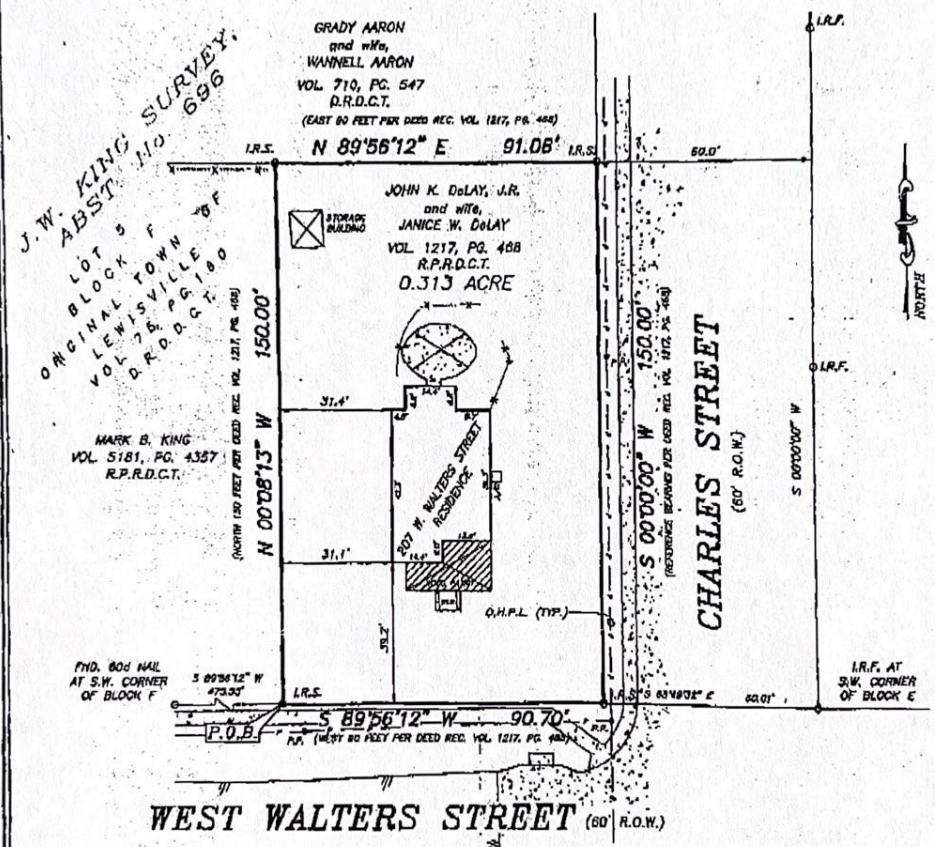
THENCE North 00 degrees 08 minutes 13 seconds West, along the east line of said King tract, a distance of 150.00 feet to a ½ inch iron rod with a yellow cap marked "Arthur Surveying Company" set for corner in the south line of a tract of land conveyed to Grady Aaron and wife, Wannell Aaron, as described by deed recorded in Volume 710, Page 547 of the Deed Records of Denton County, Texas;

THENCE North 89 degrees 56 minutes 12 seconds East, along the south line of said Aaron tract, a distance of 91.06 feet to a ½ inch iron rod with a yellow cap marked "Arthur Surveying Company" set for corner in the west line of Charles Street (a 60 foot right-of-way);

THENCE South 00 degrees 00 minutes 00 seconds West, along the west line of said Charles Street, a distance of 150.00 feet to a ½ inch iron rod with a yellow cap marked "Arthur Surveying Company" set for corner at the intersection of the west line of said Charles Street and the north line of said West Walters Street, same point being the southeast corner of said Block F;

THENCE South 89 degrees 56 minutes 12 seconds West, along the north line of said West Walters Street, a distance of 90.70 feet to the POINT OF BEGINNING and containing a total of 0.313 acre of land, more or less, and being subject to any and all easements that may affect.

NOTE: BASIS OF BEARING IS THE EAST LINE OF SUBJECT TRACT.
LEGEND: C.M.= CONTROLLING MONUMENT; I.R.F.= IRON ROD FOUND (1/2" UNLESS OTHERWISE NOTED); I.R.S.= 1/2" IRON ROD SET; F.I.P.= FOUND IRON PIPE; F.C.P.= FENCE CORNER POST.
ALL IRON RODS SET ARE 1/2" WITH YELLOW CAP MARKED "ARTHUR SURVEYING COMPANY".



G.F.# 649798-LWV

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO CHICAGO TITLE COMPANY, THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY, WAS THIS DAY, MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO 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 HEREIN IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 480195 0585 E, PRESENT EFFECTIVE DATE OF MAP APRIL 2, 1997 HEREIN PROPERTY SITUATED WITHIN ZONE X (UNSHADED).

STATE OF TEXAS
REGISTERED
DOUGLAS L. ARTHUR
4357
PROFESSIONAL SEAL

ARTHUR SURVEYING COMPANY, INC.
Registered Professional Land Surveyors
P.O.Box 54 – Lewisville, Texas 75067
Office: (972) 221-9439 Fax: (972) 221-4675

DATE: JULY 20, 2004 SCALE: 1" = 30'
CHECKED BY: ____ ASC NO. 2407123
DRAFTED BY: SWIM