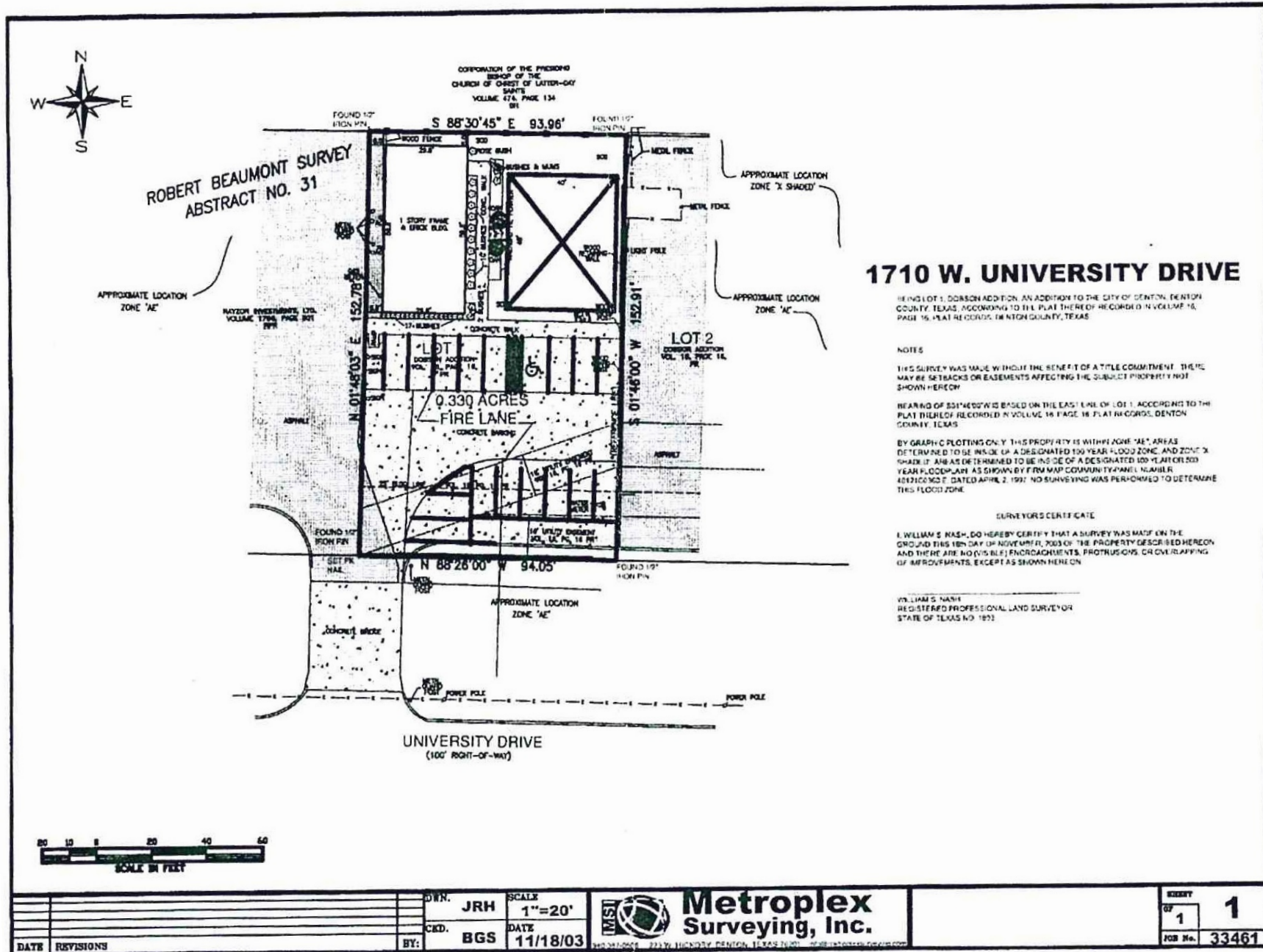


PROPERTY SURVEY



1710 W. UNIVERSITY DRIVE

BEING LOT 1, DORSON ADDITION, AN ADDITION TO THE CITY OF DENTON, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16, PAGE 16, PLAT RECORDS, DENTON COUNTY, TEXAS.

NOTES

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE SETBACKS OR EASEMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN HEREOF.

BEARING OF 83°14'00\"/>

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS WITHIN ZONE 'AE', AREAS DETERMINED TO BE INSIDE OF A DESIGNATED 100 YEAR FLOOD ZONE, AND ZONE 'X' SHADY IF AREAS DETERMINED TO BE INSIDE OF A DESIGNATED 100 YEAR FLOOD ZONE, AS SHOWN BY FEMA MAP COMMUNITY PANEL NUMBER 48333C0027, DATED APRIL 2, 1997. NO SURVEYING WAS PERFORMED TO DETERMINE THIS FLOOD ZONE.

SURVEYOR'S CERTIFICATE

I, WILLIAM S. NASH, DO HEREBY CERTIFY THAT A SURVEY WAS MADE ON THE GROUND THIS 18th DAY OF NOVEMBER, 2003 OF THE PROPERTY DESCRIBED HEREON AND THERE ARE NO (S) (S) ENCROACHMENTS, PROTRUSIONS, OR OVERLAPPING OF IMPROVEMENTS, EXCEPT AS SHOWN HEREON.

WILLIAM S. NASH
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 1873



DATE	REVISIONS	BY:	DWN. JRH	SCALE	1" = 20'
			CKD. BGS	DATE	11/18/03

MST Metroplex Surveying, Inc.
223 W. UNIVERSITY, DENTON, TEXAS 76201

SEEDY	1
OF	1
FOR No.	33461