

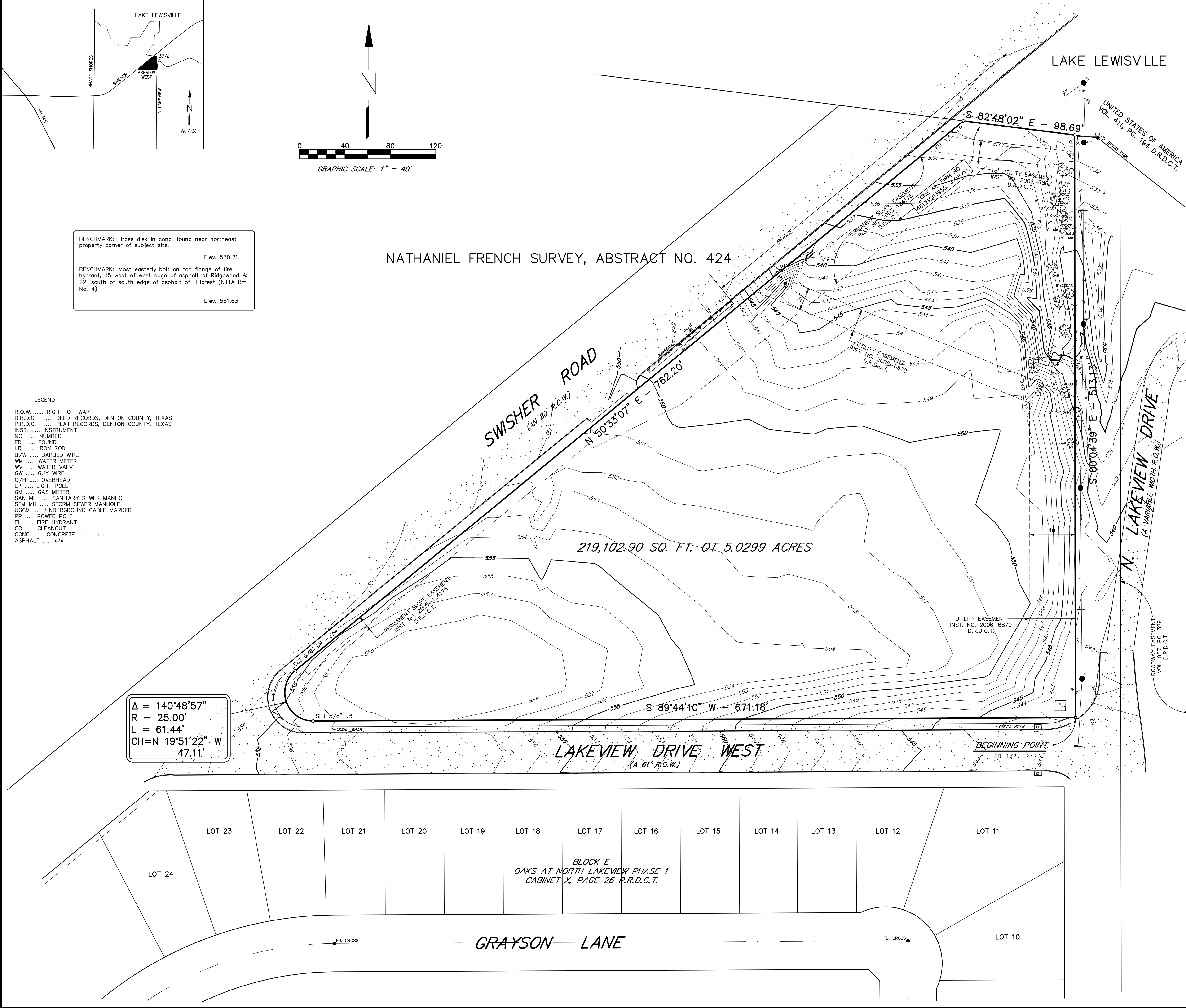
BENCHMARK: Brass disk in conc. found near northeast property corner of subject site.  
Elev. 530.21

BENCHMARK: Most easterly bolt on top flange of fire hydrant, 15 west of west edge of asphalt of Ridgewood & 22' south of south edge of asphalt of Hillcrest (NTTA Bm No. 4)  
Elev. 581.63

NATHANIEL FRENCH SURVEY, ABSTRACT NO. 424

- LEGEND
- R.O.W. .... RIGHT-OF-WAY  
D.R.D.C.T. .... DEED RECORDS, DENTON COUNTY, TEXAS  
P.R.D.C.T. .... PLAT RECORDS, DENTON COUNTY, TEXAS  
INST. .... INSTRUMENT  
NO. .... NUMBER  
FD. .... FOUND  
I.R. .... IRON ROD  
B/W .... BARBED WIRE  
WM .... WATER METER  
WV .... WATER VALVE  
GW .... GUY WIRE  
O/H .... OVERHEAD  
LP .... LIGHT POLE  
GM .... GAS METER  
SAN MH .... SANITARY SEWER MANHOLE  
STM MH .... STORM SEWER MANHOLE  
UGOM .... UNDERGROUND CABLE MARKER  
PP .... POWER POLE  
FH .... FIRE HYDRANT  
CO .... CLEANOUT  
CONC. .... CONCRETE  
ASPHALT .... ASPHALT

$\Delta = 140'48'57''$   
 $R = 25.00'$   
 $L = 61.44'$   
 $CH = N 19'51'22'' W$   
 $47.11'$



PROPERTY DESCRIPTION

BEING all of that same lot, tract or parcel of land situated in the NATHANIEL FRENCH SURVEY, ABSTRACT NO. 424, City of Lake Dallas, Denton County, Texas, and being all of that same tract of land described in deed to Dancore LD LLC, recorded in Instrument No. 2015-129019 of the Deed Records of Denton County, Texas and being more fully described as follows:

BEGINNING at a 1/2" iron rod found at the present intersection of the north R.O.W. line of Lakeview Drive West (a 61' R.O.W.) with the west R.O.W. line of N. Lakeview Drive (a variable width R.O.W.);

THENCE S 89°44'10" W, 671.18' along the north line of Lakeview Drive West to a 5/8" iron rod set for corner at the beginning of a curve to the right having a central angle of 140°48'57" and a radius of 25.00' (Chord Bearing N 19°51'22" W, 47.11')

THENCE along the north line of Lakeview Drive West and around said curve, a distance of 61.44' to a 5/8" iron rod set for corner in the southeast R.O.W. line of Swisher Road (an 80' R.O.W.);

THENCE N 50°33'07" E, 762.20' along the southeast line of Swisher Road to a 1/2" iron rod found for corner in the south line of that same tract of land described in deed to the United States of America, recorded on Volume 411, Page 194 of the Deed Records of Denton County, Texas;

THENCE S 82°48'02" E, 98.69' along the south line of said United States of America property to a 1/2" iron rod found for corner in the west line of N. Lakeview Drive, and from which a concrete monument marked N-86-W bears S 82°48'02" E, 20.68';

THENCE S 00°04'39" E, 513.13' along the west line of N. Lakeview Drive to the Point of Beginning and containing 219,102.90 square feet or 5.0299 acres of land.

General Survey Notes:

- This survey was made in accordance with laws and/or Minimum Standards of the State of Texas.
- Said described property is located within an area having a Zone Designation of AE & X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 48121003956, with a date of identification of 4/18/11, for Community No. 480780, in Denton County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
- The Property has direct access to Swisher Road, Lakeview Drive West & N. Lakeview Drive, dedicated public streets.
- There is no observed evidence of current earth moving work, building construction or building additions.
- There is no observed evidence of recent street or sidewalk construction or repairs.
- There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- No apparent wetlands are located on the subject property according to the U.S. Fish and Wildlife Service National Wetlands Inventory located at [www.fws.gov/wetlands](http://www.fws.gov/wetlands).
- Reference Bearing for the north R.O.W. line of Lakeview Drive West, S 89°44'10" W, per plat recorded in Cabinet X, Page 26 P.R.D.C.T.

To all interested parties:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-5, 8, 11, 13, 14, 16, 17, 18, 19 & 20 of Table A thereof. The field work was completed on 12/07/17.

Scott Dain 12/08/17  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5111



ALTA/NSPS LAND TITLE SURVEY

OF TRACT OF LAND SITUATED IN NATHANIEL FRENCH SURVEY, ABSTRACT 424, CITY OF LAKE DALLAS, DENTON COUNTY, TEXAS.