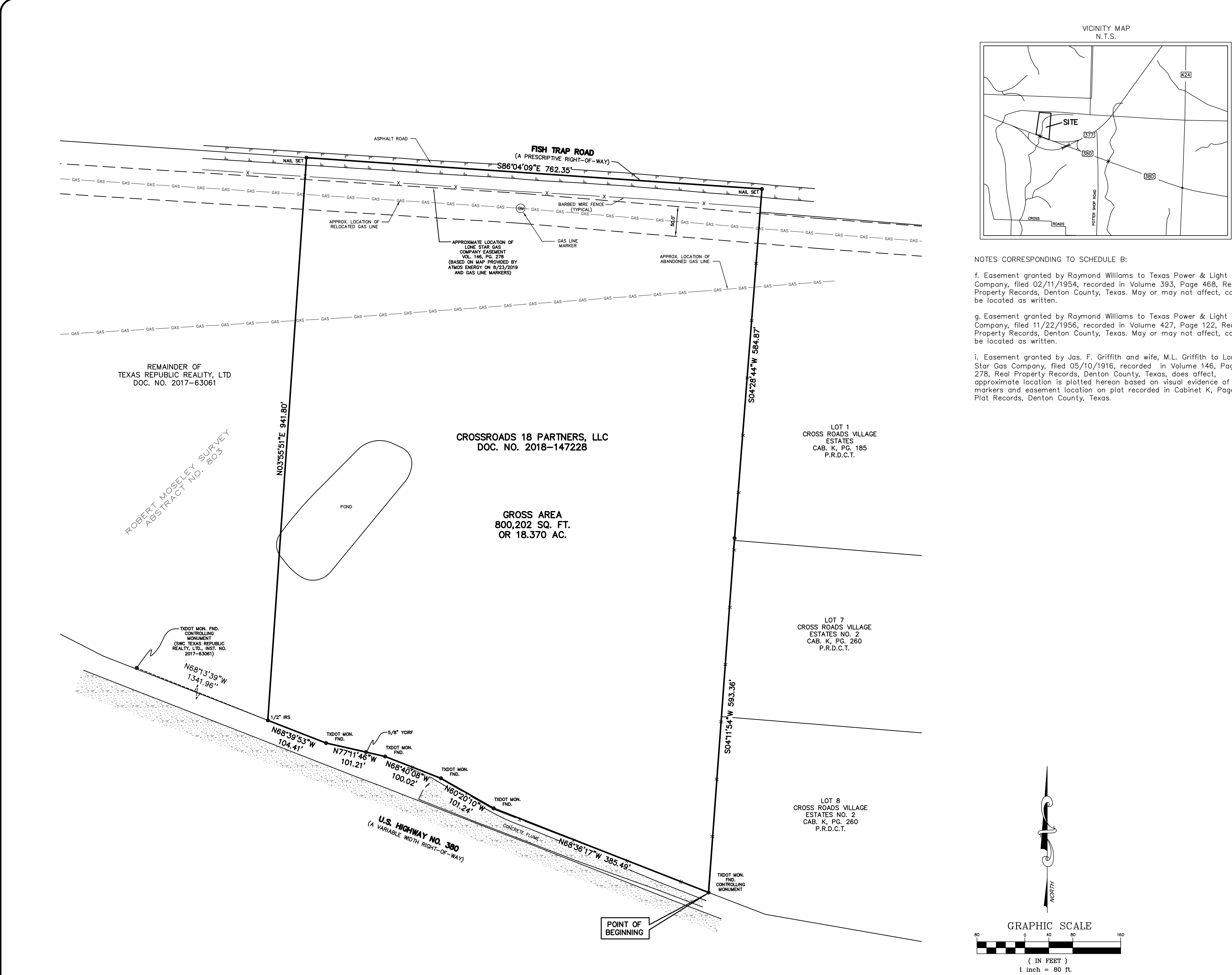




TO FIRST AMERICAN TITLE GUARANTY COMPANY, CROSSROADS 18 PARTNERS, LLC, TEXAS STAR BANK:

BEING all that certain 17.370 acre tract of land situated in the Robert Moseley Survey, Abstract No. 803, City of Cross Roads, Denton County, Texas, and being all that certain tract of land conveyed to Crossroads 18 Partners, LLC, by deed recorded under Instrument No. 2018-147228, Official Public Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a TXDOT Monument found for the southeast corner of said Crossroads tract, same being in the northeasterly right-of-way line of U.S. Highway No. 380 (variable width right-of-way), same being the southwest corner of Cross Roads Village Estates No. 2, an addition to the City of Cross Roads, Denton County, Texas, according to the plat thereof recorded in Cabinet K, Page 260, Plat Records, Denton County, Texas;

THENCE along the common line of said Crossroads tract and said U.S. Highway No. 380 as follows:

North 68 deg. 36 min. 17 sec. West, a distance of 385.49 feet to a TXDOT Monument found for angle point;

North 60 deg. 20 min. 10 sec. West, a distance of 101.24 feet to a TXDOT Monument found for angle point;

North 68 deg. 40 min. 08 sec. West, a distance of 100.02 feet to a TXDOT Monument found for angle point;

North 77 deg. 11 min. 46 sec. West, passing a 5/8 inch iron rod found for reference, and continuing along the common line of said Crossroads tract and said U.S. Highway No. 380, a total distance of 101.21 feet to a TXDOT Monument found for angle point;

North 68 deg. 39 min. 53 sec. West, a distance of 104.41 feet to a ½ inch iron rod set with "Peiser & Mankin SURV" red plastic cap (hereinafter referred to as ½ inch iron rod set) for the southwest corner of said Crossroads tract;

THENCE North 03 deg. 55 min. 51 sec. East, along the westerly line of said Crossroads tract, a distance of 941.80 feet to a nail set for the northwest corner of said Crossroads tract, same being in the southerly right-of-way line of Fish Trap Road (prescriptive right-of-way);

THENCE South 86 deg. 04 min. 09 sec. East, along the north line of said Crossroads tract and the approximate centerline of said Fish Trap Road, a distance of 762.35 feet to a nail set for the northeast corner of said Crossroads tract;

THENCE South 04 deg. 28 min. 44 sec. West, along the common line of said Crossroads tract and said Fish Trap Road, passing the southerly right-of-way line of said Fish Trap Road, same being the northwest corner of Lot 1, Cross Roads Village Estates, an addition to the City of Cross Roads, Denton County, Texas, according to the plat thereof recorded in Cabinet K, Page 185, Plat Records, Denton County, Texas, and continuing along the common line of said Crossroads tract and said Lot 1, a total distance of 584.87 feet to a point for angle point;

THENCE South 04 deg. 11 min. 54 sec. West, continuing along the common line of said Crossroads tract and said Lot 1, passing the southwest corner of said Lot 1, same being the northwest corner of aforesaid Cross Roads Village Estates No. 2, continuing along the common line of said Crossroads tract and said Cross Roads Village Estates No. 2, a total distance of 593.36 feet to the POINT OF BEGINNING and containing 800,202 square feet or 18.370 acres of computed land, more or less.

NOTES:

1. IRF - Iron Rod Found
2. IRS - Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
3. Base of Bearing is based on the North Right-of-Way line of US Highway No. 380, (Variable width Right-of-Way).
4. This property has not been abstracted per the client's request, and this survey was performed without the benefit of a title commitment, all easements may not be shown.
5. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing.
6. This survey was performed in connection with the transaction described in Commitment by First American Title Guaranty Company, CF 1012-266761-RTT, effective November 27, 2018. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.
7. The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.

FLOOD CERTIFICATE

As determined by the FLOOD INSURANCE RATE MAPS for Denton County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 4/18/11 Community Panel No. 48121C0385G subject lot is located in Zone "X". If this site is not within an identified flood hazard area, 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.

PRELIMINARY, THIS DOCUMENT
SHALL NOT BE RECORDED
FOR ANY PURPOSE
8/27/2019

Timothy R. Mankin
Registered Professional Land Surveyor No. 6122

LEGEND					
	GAS METER		FIRE HYDRANT		WATER MANHOLE
	IRR. CONTROL VALVE		WATER METER		TRAFFIC SIGNAL POLE
	TELEPHONE PEDESTAL		FUEL PORT		TELEPHONE MANHOLE
	POWER POLE		WATER VALVE		SWB MANHOLE
	DOWN GUY		TRANSFORMER PAD		GAS MANHOLE
	S.S. MANHOLE		ELECTRIC METER		VAULT
	CLEAN OUT		STORM DRAIN MANHOLE		HANDICAP SPACE
					SIGN
					LIGHT POLE
					TYPICAL FENCE
					CONCRETE
					BOLLARD
					COVERED AREA
					A/C PAD

Errors: The Client or Client's Representatives will have 45 days from the date the survey was issued to change any misspellings or any errors on the survey report, after this time has expired all parties involved must accept the survey as issued.

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LAND TITLE SURVEY	
FISHTRAP ROAD & US 380	
CROSS ROADS, TEXAS 76227	

NO.	DATE	REVISION
1.	12/11/18	UPDATE TITLE COMMITMENT
2.	08/26/19	GAS LINE RELOCATION UPDATE
3.		

JOB NO.: 18-1103
DATE: 12/06/2018
FIELD DATE: 12/06/2018
SCALE: 1" = 80'
FIELD: A.R.M.
DRAWN: T.R.M.
CHECKED: T.R.M.

PEISER & MANKIN SURVEYING, LLC			SHEET
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