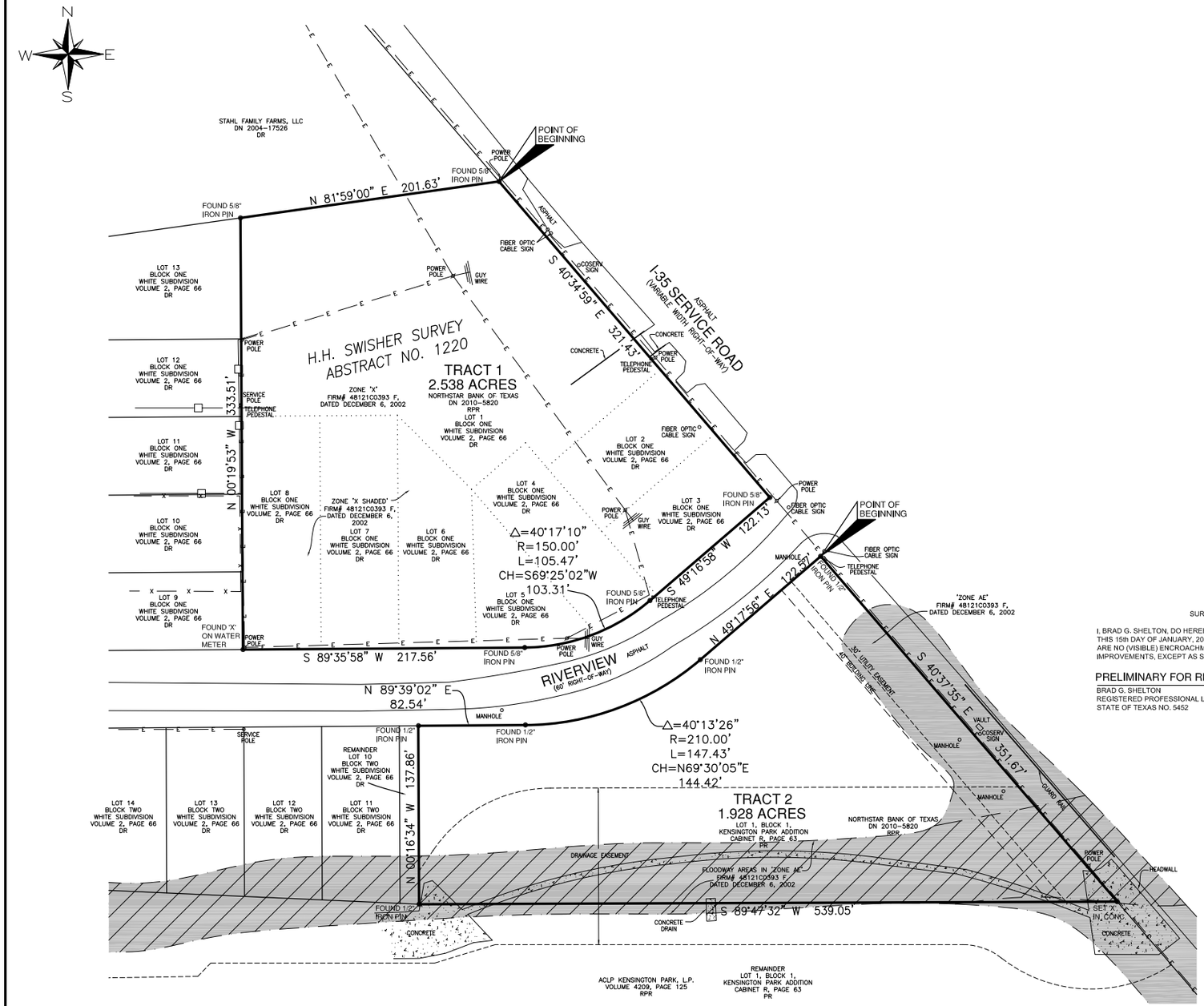

PRELIMINARY FOR REVIEW PURPOSES ONLY

0 40 80 120
SCALE IN FEET

TRACT 1
01/15/10

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE H.H. SWISHER SURVEY, ABSTRACT NUMBER 1220, IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS AND BEING LOTS 1 THRU 8, BLOCK ONE OF THE WHITE SUBDIVISION, AN ADDITION TO THE CITY OF CORINTH, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 66 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS AND BEING THE SAME TRACT 2, AS DESCRIBED IN A SUBSTITUTE TRUSTEE'S DEED FROM KEVIN J. ALLEN, SUBSTITUTE TRUSTEE TO NORTH STAR BANK OF TEXAS, RECORDED IN 2010-5820, REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 5/8 INCH IRON ROD FOUND NEAR A FENCE CORNER POST IN THE WESTERLY RIGHT-OF-WAY OF INTERSTATE HIGHWAY 35-E (300 FOOT RIGHT-OF-WAY) AT THE NORTH EAST CORNER OF LOT 1, BLOCK ONE OF SAID WHITE SUBDIVISION AND ALSO BEING THE NORTHEAST CORNER OF SAID TRACT 2 DEEDED TO NORTHSTAR BANK OF TEXAS;

THENCE SOUTH 40 DEGREES 34 MINUTES 59 SECONDS EAST WITH THE WESTERLY RIGHT-OF-WAY OF INTERSTATE 35-E, A DISTANCE OF 321.43 FEET TO T A 5/8 INCH IRON ROD FOUND AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF JEAN STREET (60 FOOT RIGHT-OF-WAY);

THENCE SOUTH 49 DEGREES 16 MINUTES 58 SECONDS WEST WITH THE NORTH RIGHT-OF WAY OF JEAN STREET A DISTANCE OF 122.13 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

THENCE WITH THE NORTH RIGHT-OF WAY OF JEAN STREET AROUND A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 40 DEGREES 17 MINUTES 10 SECONDS, A RADIUS OF 150.00 FEET, AN ARCH LENGTH OF 105.47 AND A CHORD WHICH BEARS SOUTH 69 DEGREES 25 MINUTES 02 SECONDS WEST 103.31 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 89 DEGREES 35 MINUTES 58 SECONDS WEST WITH THE NORTH RIGHT OF WAY OF JEAN STREET A DISTANCE OF 217.56 FEET TO A X FOUND CUT IN A WATER METER BOX, AT THE SOUTHEAST CORNER OF LOT 9, BLOCK ONE OF SAID WHITE SUBDIVISION;

THENCE NORTH 00 DEGREES 19 MINUTES 53 SECONDS WEST WITH THE EAST LINE OF SAID LOTS 9 THRU 13, A DISTANCE OF 333.51 FEET TO A 5/8 INCH IRON ROD AT THE NORTHEAST CORNER OF LOT 13 AND THE NORTHWEST CORNER OF LOT 1 OF SAID WHITE SUBDIVISION;

THENCE NORTH 81 DEGREES 59 MINUTES 00 SECONDS EAST WITH THE NORTH LINE OF SAID TRACT 2, NORTH STAR BANK OF TEXAS TRACT AND THE NORTH LINE OF LOT 1 OF SAID WHITE SUBDIVISION, A DISTANCE OF 201.63 FEET TO THE POINT OF BEGINNING AND CONTAINING IN ALL 2.538 ACRES OF LAND.

TRACT 2
01/15/10

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE H.H. SWISHER SURVEY ABSTRACT 1220, CITY OF CORINTH, DENTON COUNTY, TEXAS AND BEING A PORTION OF LOT 1, BLOCK A, OF KENSINGTON PARK ADDITION, AN ADDITION TO THE CITY OF CORINTH, DENTON COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN CABINET R, PAGES 63 AND 64, PLAT RECORDS OF DENTON COUNTY, TEXAS AND BEING PART OF THE SAME TRACT AS DESCRIBED IN A SUBSTITUTE TRUSTEE'S DEED FROM KEVIN J. ALLEN, SUBSTITUTE TRUSTEE, RECORDED IN INSTRUMENT 2010-5820, REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A ½ INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 1, BLOCK A OF KENSINGTON PARK ADDITION, AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF INTERSTATE HIGHWAY 35-E (300' RIGHT-OF-WAY) WITH THE SOUTH RIGHT-OF-WAY OF JEAN STREET (60' RIGHT-OF-WAY);

THENCE SOUTH 40 DEGREES 37 MINUTES 35 SECONDS EAST WITH THE WESTERLY RIGHT OF WAY OF INTERSTATE HIGHWAY 35-E, A DISTANCE OF 351.67 FEET TO A ½ INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF A TRACT DESCRIBED IN A DEED FROM LAGO CORINTH, L.P. TO ACLP KENSINGTON PARK, L.P., RECORDED IN VOLUME 4209, PAGE 125, REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 47 MINUTES 32 SECONDS WEST WITH THE NORTH LINE OF SAID ACLP KENSINGTON PARK, L.P. TRACT, A DISTANCE OF 539.05 FEET TO A ½ INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 00 DEGREES 16 MINUTES 34 SECONDS WEST A DISTANCE OF 137.86 FEET TO AN IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY OF JEAN STREET;

THENCE NORTH 89 DEGREES 39 MINUTES 02 SECONDS EAST WITH THE SOUTH RIGHT-OF-WAY OF JEAN STREET, A DISTANCE OF 82.54 FEET TO AN IRON ROD FOUND FOR CORNER;

THENCE WITH THE SOUTH RIGHT-OF-WAY OF JEAN STREET AROUND A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 40 DEGREES 13 MINUTES 26 SECONDS, A RADIUS 210.00 FEET, AN ARC LENGTH OF 147.43 FEET, AND A CHORD WHICH BEARS NORTH 69 DEGREES 30 MINUTES 05 SECONDS EAST 144.42 FEET TO A ½ INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 49 DEGREES 17 MINUTES 56 SECONDS EAST WITH THE SOUTH RIGHT OF WAY OF JEAN STREET, A DISTANCE OF 122.57 FEET TO THE POINT OF BEGINNING AND CONTAINS IN ALL 1.928 ACRES OF LAND.

SURVEYOR'S CERTIFICATE

I, BRAD G. SHELTON, DO HEREBY CERTIFY THAT A SURVEY WAS MADE ON THE GROUND THIS 15th DAY OF JANUARY, 2010 OF THE PROPERTY DESCRIBED HEREON AND THERE ARE NO (VISIBLE) ENCROACHMENTS, PROTRUSIONS, OR OVERLAPPING OF IMPROVEMENTS, EXCEPT AS SHOWN HEREON.

PRELIMINARY FOR REVIEW PURPOSES ONLY

BRAD G. SHELTON
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5452

NOTES:

EASEMENTS SHOWN HEREON ARE AS LISTED IN THE CHICAGO TITLE INSURANCE COMPANY'S TITLE COMMITMENT GF No. 2930, EFFECTIVE DATE MAY 5, 2010.

10.b. EASEMENT RECORDED AUGUST 14, 1952 IN VOLUME 378, PAGE 113, OF THE DEED RECORDS, OF DENTON COUNTY, TEXAS, UNABLE TO LOCATE DOES AFFECT.

10.c. EASEMENT RECORDED JUNE 6, 1958, IN VOLUME 437, PAGE 616, OF THE DEED RECORDS, OF DENTON COUNTY, TEXAS, UNABLE TO LOCATE DOES AFFECT?

10.d. TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN WATER EASEMENT AGREEMENT, RECORDED MARCH 13, 1970, IN VOLUME 599, PAGE 379, DEED RECORDS, DENTON COUNTY, TEXAS, BLANKET EASEMENT DOES AFFECT.

10.g. A 40 FOOT BUILDING SETBACK LINE ALONG THE EAST/ NORTHEAST PROPERTY LINE OF TRACT 2 PROPERTY LINE AS SET FORTH ON THE RECORDED PLAT AND DEDICATION. DOES AFFECT AS SHOWN.

10.h. 30 FOOT UTILITY EASEMENT AS SHOWN ON THE RECORDED PLAT AND DEDICATION. DOES AFFECT AS SHOWN.

10.i. EASEMENT AS SHOWN ON THE RECORDED PLAT , VARIABLE WIDTH DRAINAGE EASEMENT OVER AND ACROSS TRACT 2, DOES AFFECT AS SHOWN.

BEARINGS ARE BASED ON GPS OBSERVATIONS DATED JANUARY 15, 2010,

BY GRAPHIC PLOTTING ONLY, PORTIONS OF THIS PROPERTY ARE WITHIN FLOODWAY AREAS IN ZONE "AE", AREAS DETERMINED TO BE INSIDE OF A DESIGNATED 100 YEAR OR 500 YEAR FLOODPLAIN, ZONE "AE", AREAS DETERMINED TO BE INSIDE OF A DESIGNATED 100 YEAR OR 500 YEAR FLOODPLAIN, ZONE "X SHADED", AREAS DETERMINED TO BE INSIDE OF A DESIGNATED 100 YEAR OR 500 YEAR FLOODPLAIN, AND ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF A DESIGNATED 100 YEAR OR 500 YEAR FLOODPLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48121C0393 F, DATED DECEMBER 6, 2002. NO SURVEYING WAS PERFORMED TO DETERMINE THIS FLOOD ZONE.

DATE	REVISIONS	BY:
06/03/10	ADD EASEMENTS AS PER TITLE COMMITMENT	JRH
02/10/10	REVISED FLOOD	JRH

DWN. JRH | SCALE 1"=40' | CKD. MRK | DATE 01/15/10

Metroplex Surveying, Inc.
940-387-0506 223 W. HICKORY, DENTON, TEXAS 76201 Info@metroplexsurveying.com

2 TRACTS IN THE H.H. SWISHER SURVEY, ABSTRACT No. 1220, CITY OF CORINTH, DENTON COUNTY, TEXAS.

SHEET 1 OF 1 | JOB No. 36362

BOUNDARY SURVEY