

LINE BEARING	DISTANCE
L1 S 01°13'10" E	31.73'
L2 S 48°25'23" E	16.91'

COMMERCIAL SERVICES PARK PHASE 1
CAB B, PG. 93
P.R.D.C.T.

ALEXANDER HILL SURVEY,
ABSTRACT NO. 623
DENTON COUNTY, TEXAS

S EASEMENT
VOL. 1073, PG. 131
R.P.R.D.C.T.

N 88°19'07" E 207.87'

N 88°19'07" E 167.10'

1/2" REF

BEING a 0.67 acre tract of land situated in the Alexander Hill Survey, Abstract No. 623, in the City of Denton, Denton County, Texas and being a portion of a tract of land described in deed to TIG INVESTMENTS, L.L.C. and a portion of Lot 1 of Commercial Services Park, Phase One, recorded in Cabinet B, Page 93 of the Plat Records of Denton County, Texas (P.R.D.C.T.) and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found at the Northwest corner of said Lot 1, same being the Northwest corner of a tract of land described in deed to the Texas Department of Transportation (TxDOT) recorded in County Clerk's File No. (C.C.F. # 2014-14701) of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.), and also being the Southwest corner of Lot 2 of said Commercial Services Park, Phase One; THENCE N 88°19'07" E, with the North line of said Lot 1, same being the North line of said Lot 2, a distance of 207.87 feet to a 1/2" iron rod capped "EAGLE SURVEYING" set at the Northwest corner of said TxDOT tract and the POINT OF BEGINNING;

THENCE N 88°19'07" E, with the North line of said Lot 1 and the common South line of said Lot 2, a distance of 207.87 feet to an "X" cut set in concrete from which a 1/2" iron rod found at the Northeast corner of said Lot 1 bears N 88°19'07" E, a distance of 164.10 feet;

THENCE over and across said Lot 1 the following courses and distances:
S 01°19'10" E, a distance of 31.73 feet to an "X" cut set in concrete;
S 48°25'23" E, a distance of 16.91 feet to an "X" cut set in concrete;
S 00°44'20" E, a distance of 108.79 feet to an "X" cut set in concrete;

S 88°14'02" W, a distance of 170.64 feet to a P.K. nail found at the Southeast corner of said TxDOT tract, a distance of 159.86 feet to the POINT OF BEGINNING and containing 0.67 acre of land, more or less.

LEGAL DESCRIPTION

1. This survey is certified to Title Resources, Not Quite 4A Properties LP, a Texas limited partnership, & TIG Investments, L.L.C., and is only valid for G.F. No. 17876.

2. The bearings shown on this survey were derived from Western Data Systems RTK Network and are referenced to the Texas Coordinate System of 1983, North Central Zone (4202) and are based on the American Datum of 1983, 2011 Adjustment.

3. This map is a true and correct representation of the exterior boundaries of the lands surveyed and mapped to the best of my knowledge and belief.

4. All Capped Iron Rods Set are 1/2" and stamped "Eagle Surveying".

5. This document represents an accurate on the ground survey of 1131 Fort Worth Drive in the City of Denton, Denton County, Texas, on January 3, 2018.



I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a Licensed Land Surveyor under the laws of the State of Texas.



Ted A. Gossett
R.P.L.S. # 9991
Date 01-04-2018

LEGEND

- ① 6.00 FEET
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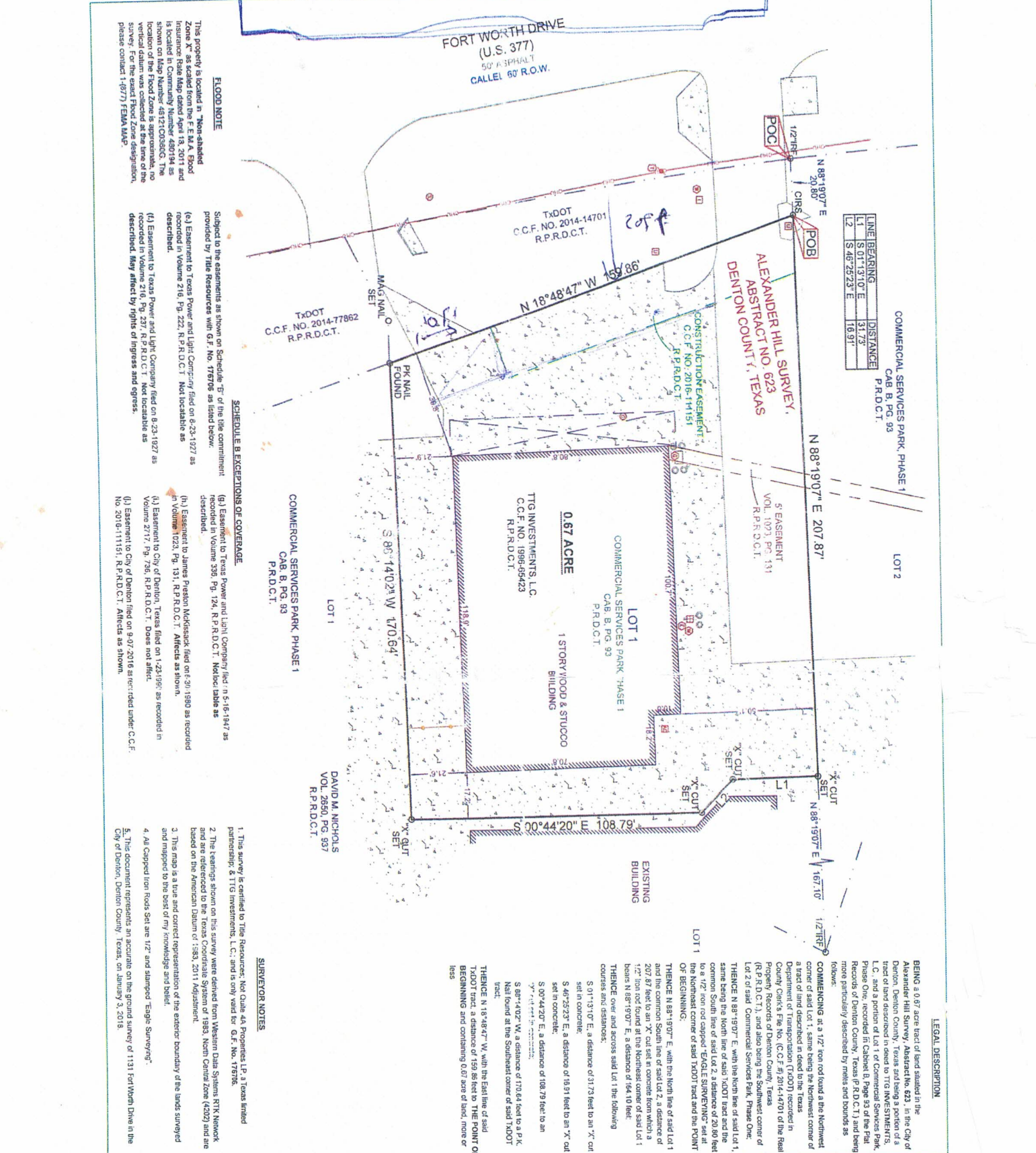
JOB NUMBER	REVISION
17-12-33	
DATE	DRAWN BY
1/4/2018	RZM

SCHEDULE B EXCEPTIONS OF COVERAGE

- (a) Easement to Texas Power and Light Company filed on 6-23-1927 as recorded in Volume 216, Pg. 222, R.P.R.D.C.T. Not locatable as described.
- (b) Easement to James Preston Nicklesack filed on 9-30-1980 as recorded in Volume 1022, Pg. 131, R.P.R.D.C.T. Affects as shown.
- (c) Easement to City of Denton, Texas filed on 1-23-1967 as recorded in Volume 2717, Pg. 726, R.P.R.D.C.T. Does not affect.
- (d) Easement to City of Denton filed on 9-07-2016 as recorded under C.C.F. No. 2016-111151, R.P.R.D.C.T. Affects as shown.

FLOOD NOTE

This property is located in a "Non-shaded Zone" as defined from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 480794 as shown on Map Number 48121C0360C. The location of the Flood Zone is approximate, no vertical datum was collected as part of the survey. For the exact Flood Zone designation, please contact 1-877-777-FEMA Map.



FORT WORTH DRIVE
(U.S. 377)
50' ASPHALT
CALLEL 60' R.O.W.

TxDOT
C.C.F. NO. 2014-14701
R.P.R.D.C.T.

TxDOT
C.C.F. NO. 2014-77862
R.P.R.D.C.T.

CONSTRUCTION EASEMENT
C.C.F. NO. 2016-111151
R.P.R.D.C.T.

PK NAIL FOUND

MAG NAIL SET

1/2\"/>