



SHEET	1
OF	1
JOB No.	36362

BOUNDARY SURVEY

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ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE HILLSWISHER SURVEY, ABBSTRACT NUMBER 1220, IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS, AND BEING LOTS 1 THRU 5, BLOCK ONE (1) OF THE WHITE SUBDIVISION, IN 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, AS DESCRIBED IN A SUBSTITUTE TRUSTEE'S DEED FROM KENNETH A. ALLEN, SUBSTITUTE TRUSTEE TO NORTH STAR BANK OF TEXAS, RECORDED IN 2010-08620, REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NCE 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 A 5/8 INCH IRON ROD FOUND AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF JEAN STREET (60 FOOT RIGHT-OF-WAY);

THEENCE 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.

THE NCE NORTH 00 DEGREES 18 MINUTES 53 SECONDS WEST WITH THE EAST LINE OF SAID LOTS 8 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;

TRACT 2
01/16/10

THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE HILLSWATER SURVEY ABSTRACT 1220, CITY OF CORNITH, DENTON COUNTY, TEXAS, AND BEING A PORTION OF LOT 1, BLOCK A, OF KENNINGTON PARK ADDITION, AN ADDITION TO THE CITY OF CORNITH, 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 SUBSTITUTION TRUSTEE'S DEED FROM KEVIN J. ALLEN, SUBSTITUTION TRUSTEE, RECORDED IN INSTRUMENT 2010-0420, REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 1, BLOCK A OF KENSINGTON PARK ADDITION, AT THE INTERSECTION OF THE WESTELY 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);

THE NCE SOUTH 40 DEGREES 37 MINUTES 35 SECONDS EAST WITH THE WESTERLY RIGHT OF WAY OF INTERSTATE HIGHWAY 35E, A DISTANCE OF 351.67 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF A TRACT DESCRIBED IN A DEED FROM LAGO CORINTH, L.P. TO ACLP KEENINGTON PARK, L.P., RECORDED IN VOLUME 4209 PAGE 125, REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS.

THE SOUTHWEST CORNER OF THE BUILDING WAS FOUND TO BE 47 FEET 32 INCHES WEST OF THE NORTH LINE OF SAID ACUP KENSINGTON PARK, L.P. TRACT, A DISTANCE OF 539.05 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER.

THE NCE 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.

THE NCE 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

THE 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 1/2 INCH IRON BOLLARD AND

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.

NOTES:

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

BEARINGS ARE BASED ON GPS OBSERVATIONS DATED JANUARY 15, 2010.
BY GRAPHIC PLOTTING ONLY. PORTIONS OF THIS PROPERTY ARE WITHIN FLOODWAY
AND FLOODWAY AREAS DETERMINED TO BE INSIDE OF A DESIGNATED 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, ZONE "X". AREAS DETERMINED TO BE OUTSIDE OF A DESIGNATED 100 YEAR OR 500 YEAR FLOODPLAIN, AS SHOWN BY FIRM MAP COMMUNITY DATA, ALL MAPS 48172 (03/03)

DATE DECEMBER 6, 2002. NO SURVEYING WAS PERFORMED TO DETERMINE THIS FLOOD ZONE.

SURVEYOR'S CERTIFICATE

I, BRAD G. SELIGER 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, DISCREPANCIES OR OVERLAPPING IMPROVEMENTS, EXCEPT AS SHOWN HEREON.

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

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PROFESSIONAL

BOUNDARY SURVEY