

PARENT TRACT LEGAL DESCRIPTION:

(AS RECORDED IN FILE NUMBER 2004-29917 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS)

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE S. RIGGS SURVEY, ABSTRACT NO. 1088, DENTON COUNTY, TEXAS, AND BEING PART OF A 6.744 ACRE TRACT CONVEYED BY T.R. SMITH TO W.H. DALTON ON FEBRUARY 20, 1969, AS RECORDED IN VOLUME 580, PAGE 567, DEED RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE MOST NORTHERLY NORTHWEST CORNER OF SAID 6.744 ACRE TRACT; THENCE SOUTH 89 DEGREES 34 MINUTES EAST, 198.0 FEET TO AN IRON PIN;

THENCE SOUTH 00 DEGREES 34 MINUTES 50 SECONDS WEST, 277.3 FEET TO AN IRON PIN;

THENCE SOUTH 88 DEGREES 51 MINUTES WEST, 295.22 FEET TO AN IRON PIN ON THE EAST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 35-E;

THENCE NORTHWESTERLY ALONG THE EAST RIGHT OF WAY OF SAID HIGHWAY, AND WITH A CURVE TO THE LEFT, WHOSE CHORD IS NORTH 24 DEGREES 47 MINUTES 23 SECONDS WEST, A TOTAL DISTANCE OF 149.17 FEET TO AN IRON PIN;

THENCE EAST, 234.8 FEET TO AN IRON PIN;

THENCE NORTH 25 DEGREES 50 MINUTES WEST, 166.07 FEET TO THE PLACE OF BEGINNING AND CONTAINING IN ALL 1.544 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES:

1. ALL BEARINGS ARE GRID BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 AND ARE ROUNDED TO THE NEAREST SECOND. ALL DISTANCES ARE REPRESENTED IN GRID VALUES, BASED ON SAID HORIZONTAL DATUM AND ARE MEASURED IN US SURVEY FEET TO THE NEAREST HUNDREDTH OF FOOT.
2. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID18) AND ARE DETERMINED TO THE NEAREST TENTH OF FOOT.
3. PROVIDED ELEVATIONS, LATITUDE AND LONGITUDE VALUES ARE FROM GPS OBSERVATIONS (TYPE OF EQUIPMENT: TRIMBLE R2-TDC600, DATE OF SURVEY: 08/22/2023).
4. BASIS OF BEARING: GPS OBSERVATIONS CONDUCTED AT THE TIME OF THE SURVEY.

5. BASIS OF ELEVATION: GPS OBSERVATIONS CONDUCTED AT THE TIME OF THE SURVEY.
6. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY AND NO BOUNDARY SURVEY OF THE PARENT TRACT WAS PERFORMED.
7. THIS SURVEY CONTAINS A DRAWING AND METES & BOUNDS DESCRIPTIONS FOR A LESSEE'S PROPOSED 30'X40' PREMISES AND A LESSEE'S PROPOSED VARIABLE WIDTH ACCESS, UTILITY, AND FIBER EASEMENT THAT WERE PREPARED FOR THE EXCLUSIVE USE OF VERIZON AND EXCLUSIVELY FOR THE TRANSFER OF THE LESSEE'S PREMISES AND EASEMENT SHOWN HEREON. THE PREMISES AND ASSOCIATED EASEMENT WILL NOT BE MONUMENTED.
8. A TEMPORARY BENCHMARK HAS BEEN SET UP FOR CONSTRUCTION PURPOSES.
9. THIS SURVEY WAS BASED ON INFORMATION PROVIDED IN THE ABTRACTOR'S CERTIFICATE ISSUED BY PRECISE LAND RECORDS, NO.: 33593-GINSBERG JACOBS LLC, SITE NAME: EAST JONES ST, ISSUE DATE: JULY 21, 2023.
10. NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SPECIFIC SURVEY.
11. ALL ZONING INFORMATION SHOULD BE VERIFIED WITH PROPER ZONING OFFICIALS.
12. UTILITIES AS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS CONDUCTED ON 08/22/2023. UNDERGROUND UTILITIES MAY EXIST AND WERE NOT PHYSICALLY LOCATED AS A PART OF THIS SURVEY. SURVEYOR DOES NOT GUARANTEE UTILITIES SHOWN ON THE SURVEY ARE IN EXACT POSITIONS. CONTRACTOR MUST ALWAYS CALL 811 PRIOR TO DIGGING.
13. AT THE TIME OF THE SURVEY, THE LESSEE'S PROPOSED 30'X40' PREMISES AND THE LESSEE'S PROPOSED VARIABLE WIDTH ACCESS, UTILITY, AND FIBER EASEMENT LIED WITHIN AN UNSHADED AREA OF MINIMAL FLOOD HAZARD ZONE X ACCORDING TO FEMA FIRM PANEL MAP NUMBER 48121C0535G, EFFECTIVE 04/18/2011 (DENTON COUNTY, TEXAS).
14. DATA REFLECTED ON THE ADJOINER MAP AND IN THE ADJOINER TABLE IS BASED ON ONLINE PARCEL MAP DATA THAT WAS NOT INCLUDED IN THE ABTRACTOR'S CERTIFICATE ISSUED BY PRECISE LAND RECORDS, NO.: 33593-GINSBERG JACOBS LLC, SITE NAME: EAST JONES ST, ISSUE DATE: JULY 21, 2023. SURVEYOR TAKES NO RESPONSIBILITY FOR ITS ACCURACY.
15. LESSEE'S PROPOSED PREMISES AND LESSEE'S PROPOSED EASEMENT PLACEMENT ARE PER LAND OWNER, A&E, OR CUSTOMER DIRECTION AND DO NOT REFLECT ENGINEERING OR REAL ESTATE ASSESSMENT BY 3D DESIGN AND ENGINEERING, INC.