



SURVEY PLAT
35.554 ACRES IN THE
P.K. WAGNER SURVEY A-1342
CITY OF LEWISVILLE
DENTON COUNTY, TEXAS

LANDMARK
SURVEYORS, L.L.C.
TX FIRM REGISTRATION NO. 10098600

4238 I-35 NORTH
DENTON, TEXAS 76207
(940) 382-4016
FAX (940) 387-9784

REvised: 26 AUGUST, 2020			
B.L. = BUILDING LINE	CATV = CABLE TV BOX		
CC/P = COVERED PATIO/PORCH	C/D = CONCRETE DRIVE		
C/O = SANITARY SEWER CLEANOUT	C/P = CONCRETE PATIO/PORCH		
C/W = CONCRETE SIDEWALK	D.E. = DRAINAGE EASEMENT		
E.B. = ELECTRIC BOX	F.H. = FIRE HYDRANT		
F.I.R. = FOUND IRON ROD	F.O.C. = FIBER OPTIC CABLE		
GLM = GAS LINE MARKER	L.P. = LIGHT POLE		
P.P. = POWER POLE	S.L.R. = SET CAPPED 1/2" RPLS 4561 IRON ROD		
S.P. = SERVICE POLE	SSMH = SANITARY SEWER MANHOLE		
STM = STORM SEWER	TEL. RED. = TELEPHONE BOX		
W/D = WOOD DECK	W/M = WATER METER		
W/V = WATER VALVE	U.E. = UTILITY EASEMENT		
FENCE	OVERHEAD POWER LINE	OH	
DRAWN BY: BTH	STEWART TITLE G.F. 888876		
SCALE: 1"=100'	DATE: 01 MAY, 2020	JOB NO: 205200	

FIELD NOTES
TRACT I
3.417 ACRES

BEING all that certain lot, tract, or parcel of land situated in the P.K. Wagner Survey Abstract Number 1342 in the City of Lewisville, Denton County, Texas, being all of the remnant of that certain tract of land conveyed by deed to Foremost Investments, Ltd. recorded under Document Number 2005-45591, Real Property Records, Denton County, Texas, and being more particularly described as follows:

COMMENCING at an iron rod found for corner in in the east line of McGee Lane, a public roadway, said point being the southwest corner of Lot 1D-1, Block A of Mugno Industrial Subdivision, an addition to the City of Lewisville, Denton County, Texas, according to the plat thereof recorded in Cabinet X, Page 971, Plat Records, Denton County, Texas, said point also being the northwest corner of the remnant of that certain tract of land conveyed by deed from Hammersmith Development Company to Lewisville 33 Partners, L.P. recorded under Document Number 2005-20991, Real Property Records, Denton County, Texas,

THENCE S 58° 54' 31" W, 12.98 feet to a capped iron rod marked RPLS 4561 set for corner;

THENCE S 00° 30' 53" E, 160.27 feet with said east line of said McGee Lane to an iron rod set for PLACE OF BEGINNING;

THENCE N 89° 34' 11" E, 321.69 feet to an iron found for corner;

THENCE S 22° 25' 36" E, 360.39 feet to an iron rod found for corner;

THENCE along the arc of a curve to the right having a central angle of 21° 56' 21", a radius of 700.00 feet, an arc length of 268.04 feet, whose chord bears S 78° 32' 31" W, 266.40 feet to an iron rod found for corner;

THENCE S 89° 31' 36" W, 194.62 feet with the north line of that certain tract of land conveyed by deed from T.A.T. Partners, Ltd. to Lewisville 33 Partners, L.P. recorded under Document Number 2007-88245, Real Property Records, Denton County, Texas to an "X" in concrete for corner in said east line of said McGee Lane;

THENCE N 00° 30' 53" W, 385.26 feet with said east line of said McGee Lane to the PLACE OF BEGINNING and containing 3.417 acres of land.

FIELD NOTES
TRACT II
32.137 ACRES

BEING all that certain lot, tract, or parcel of land situated in the P.K. Wagner Survey Abstract Number 1342 in the City of Lewisville, Denton County, Texas, being a part of that certain tract of land conveyed by deed from Hammersmith Development Company to Lewisville 33 Partners, L.P. recorded under Document Number 2005-20991, Real Property Records, Denton County, Texas, and being all that certain tract of land conveyed by deed from T.A.T. Partners, Ltd. to Lewisville 33 Partners, L.P. recorded under Document Number 2007-88245, Real Property Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod found for corner in the south line of Lot 1D-1, Block A of Mugno Industrial Subdivision, an addition to the City of Lewisville, Denton County, Texas, according to the plat thereof recorded in Cabinet X, Page 971, Plat Records, Denton County, Texas, said point being the northwest corner Lot 1, Block B of McGee Park Addition, an addition to the City of Lewisville, Denton County, Texas, according to the plat thereof recorded in Cabinet F, Page 69, Plat Records, Denton County, Texas;

THENCE S 20° 23' 43" E, 212.53 feet with the west line of said Lot 1, Block B of said McGee Park Addition to an iron rod found for corner;

THENCE S 29° 09' 50" E, 492.14 feet with the west line of said Lot 1, Block B of said McGee Park Addition to an iron rod found for corner in the south line of Moccasin Trail an unimproved 60.0 foot right-of-way;

THENCE N 58° 47' 30" E, 366.08 feet with the south line of said Moccasin Trail to an iron rod set for corner in the west line of Interstate Highway Number 35-E, a public roadway having a variable width right-of-way;

THENCE S 33° 14' 19" E, 33.03 feet with said west line of said Interstate Highway to a point in a power pole for corner;

THENCE S 29° 29' 15" E, 415.75 feet with said west line of said Interstate Highway to an iron rod set for corner;

THENCE S 32° 56' 05" E, 458.32 feet with said west line of said Interstate Highway to an iron rod set for corner;

THENCE N 89° 51' 43" W, 674.80 feet with the north line of Lot 1R, Block A of Blake C. Bowen Addition, an addition to the City of Lewisville, Denton County, Texas, according to the plat thereof recorded in Cabinet Y, Page 368, Plat Records, Denton County, Texas, to an iron rod found for corner, said point being the northwest corner of said Blake C. Bowen Addition;

THENCE S 00° 08' 14" W, 367.00 feet with the west line of said Blake C. Bowen Addition to an iron rod set for corner;

THENCE N 89° 14' 03" W, 514.23 feet with the north line of Lot 1R and Lot 2, Block A of Q.T. 942 Addition, an addition to the City of Lewisville, Denton County, Texas, according to the plat thereof recorded under Document Number 2009-48, Plat Records, Denton County, Texas to an iron rod set for corner, said point being the northeast corner of Lot 1-A, Block A of McGee Park Addition, an addition to the City of Lewisville, Denton County, Texas according to the plat thereof recorded in Cabinet G, Page 63, Plat Records, Denton County, Texas;

THENCE S 89° 41' 54" W, 426.38 feet with the north line of said McGee Park Addition to an iron rod found for corner in the east line of McGee Lane, a public roadway;

THENCE N 00° 29' 20" W, 290.88 feet with said east line of said McGee Lane to an iron rod set for corner in the south line of a right-of-way deed conveyed by deed to the City of Lewisville recorded in Volume 5157, Page 3055, Real Property Records, Denton County, Texas;

THENCE N 84° 50' 10" E, 303.09 feet with the south line of said right-of-way to an iron rod set for corner;

THENCE N 06° 13' 58" W, 39.20 feet with the east line of said right-of-way to an iron rod found for corner;

THENCE along the arc of a curve to the right having a central angle of 12° 09' 44", a radius of 398.00 feet, an arc length of 84.48 feet, whose chord bears S 78° 40' 48" W, 84.33 feet with the north line of said right-of-way to an iron rod found for corner;

THENCE S 84° 44' 04" W, 203.77 feet with the north line of said right-of-way to an iron rod found for corner;

THENCE N 48° 47' 46" W, 17.48 feet with the north line of said right-of-way to an iron rod set for corner in said east line of said McGee Lane;

THENCE N 00° 30' 53" W, 376.19 feet with said east line of said McGee Lane to an "X" in concrete for corner, said point being the southwest corner of the remnant of that certain tract of land conveyed by deed to Foremost Investments, Ltd. recorded under Document Number 2005-45591, Real Property Records, Denton County, Texas;

THENCE N 89° 31' 36" E, 194.62 feet with the south line of said Foremost Investments, Ltd. Remnant tract to an iron rod found for corner;

THENCE along the arc of a curve to the left having a central angle of 21° 56' 21", a radius of 700.00 feet, an arc length of 268.04 feet, whose chord bears N 78° 32' 31" E, 266.40 feet with the south line of said Foremost Investments, Ltd. Remnant tract to an iron rod found for corner;

THENCE N 22° 25' 36" W, 360.39 feet with the east line of said Foremost Investments, Ltd. Remnant tract to an iron rod set for corner;

THENCE S 89° 34' 11" W, 321.69 feet with the north line of said Foremost Investments, Ltd. Remnant tract to an iron rod set for corner in said east line of said McGee Lane;

THENCE N 00° 30' 53" W, 160.27 feet with said east line of said McGee Lane to an iron rod set for corner;

THENCE N 58° 54' 31" E, 617.99 feet, pass at 12.98 feet the southwest corner of said Lot 1D-1 of said Mugno Industrial Subdivision to the PLACE OF BEGINNING and containing 32.137 acres of land.

TO THE LIENHOLDERS AND/OR THE OWNERS AND/OR PURCHASERS OF THE PREMISES SURVEYED AND TO STEWART TITLE TO Centurian American Acquisitions, LLC. to Lewisville 33 Partners, L.P. (as to Tract II) and to Foremost Investments, Ltd. (as to Tract I):
I hereby certify that on the 1st day of May, 2020, this survey was made on the ground as per the field notes shown on this survey and is true, correct and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way easements and other matters of record of which I have knowledge or have been advised, whether or not of record, affecting the property. Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets or alleys by any improvements on the subject property and there are no conflicts or protrusions.
I further certify that no portion of subject property lies within a special flood hazard area according to the FLOOD INSURANCE RATE MAP for Denton County and Incorporated Area, Map Number 48121C0535G, dated April 18, 2011. (Subject property lies in Zone X).

REvised: 26 AUGUST, 2020

LANDMARK
SURVEYORS, L.L.C.
TX FIRM REGISTRATION NO. 10098600

4238 I-35 NORTH
DENTON, TEXAS 76207
(940) 382-4016
FAX (940) 387-9784

DRAWN BY: BTH

STEWART TITLE G.F. 888876
DATE: 01 MAY, 2020
JOB NO: 205200