

SURVEY PLAT

BEING A TRACT OF LAND SITUATED IN THE WILLIAM MILLER SURVEY, ABSTRACT NO. 883 AND THE JOHN SMITH SURVEY, ABSTRACT NO. 1225, DENTON COUNTY, TEXAS, AND BEING A RESURVEY OF A TRACT OF LAND DESCRIBED IN A DEED NEXBANK, SSB, OF RECORD UNDER COUNTY CLERK'S DOCUMENT NUMBER 2011-18454, DEED RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 190 (PRESIDENT GEORGE BUSH TURNPIKE) (VARIABLE WIDTH R.O.W.), AT THE MOST SOUTHERN CORNER OF SAID NEXBANK TRACT, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS SOUTH 60°39'56" EAST, A DISTANCE OF 7.70 FEET AND FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS SOUTH 57°45'45" EAST, A DISTANCE OF 7.62 FEET;

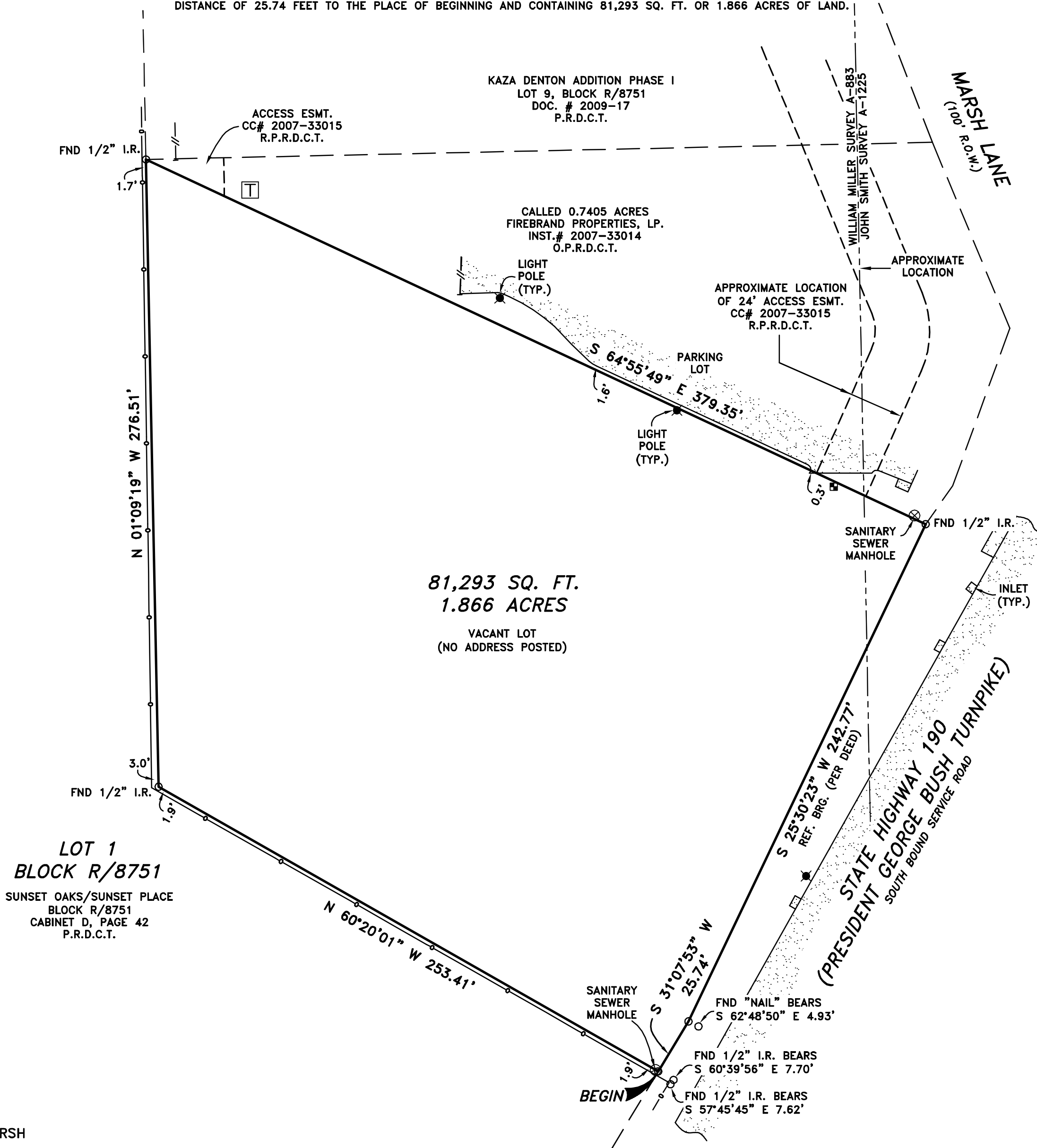
THENCE NORTH 60°20'01" WEST LEAVING THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 190 AND ALONG THE SOUTH LINE OF SAID NEXBANK TRACT, A DISTANCE OF 253.41 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 01°09'19" WEST ALONG THE WEST LINE OF SAID NEXBANK TRACT, A DISTANCE OF 276.51 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 64°55'49" EAST ALONG THE NORTH LINE OF SAID NEXBANK TRACT, A DISTANCE OF 379.35 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE MOST EASTERN CORNER THEREOF AND BEING IN THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 190;

THENCE SOUTH 25°30'23" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 190, A DISTANCE OF 242.77 FEET TO A POINT FOR CORNER FROM WHICH A "NAIL" FOUND FOR REFERENCE BEARS SOUTH 62°48'50" EAST, A DISTANCE OF 4.93 FEET;

THENCE SOUTH 31°07'53" WEST CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 190, A DISTANCE OF 25.74 FEET TO THE PLACE OF BEGINNING AND CONTAINING 81,293 SQ. FT. OR 1.866 ACRES OF LAND.



ADDRESS: TIMBERGLEN & MARSH

NOTES:

- 1) ALL CORNERS LABELED HEREON AS "SET 5/8" I.R." HAVE A YELLOW CAP STAMPED "R.P.L.S. 5587".
- 2) (P.P.) INDICATES BUILDING LINES, EASEMENTS, R.O.W.S, DIMENSIONS, ETC. ARE PER PLAT REFERENCED IN LEGAL DESCRIPTION ABOVE.
- 3) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACTOR; THEREFORE, NO SEARCH OF RECORD EASEMENTS WAS PERFORMED ON THE SUBJECT PROPERTY. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PROPOSE TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

FLOOD NOTE:

ACCORDING TO MY INTERPRETATIONS OF COMMUNITY PANEL NO. 480171 0590G, DATED 04/18/2011, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DENTON COUNTY, TEXAS, THE SUBJECT PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

SYMBOL LEGEND	
	WOOD FENCE
	CHAIN LINK FENCE
	WIRE FENCE
	WROUGHT IRON FENCE
	COLUMN
	POWER POLE
	WATER METER
	POWERLINE
	OVERHEAD SERVICE LINE
	TRANSFORMER AND PAD
	GAS METER
	ASPHALT SURFACE
	CONCRETE

FND = FOUND I.R. = IRON ROD I.P. = IRON PIPE ESMT. = EASEMENT B.L. = BUILDING LINE

I, JASON L. MORGAN, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE SUBJECT PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY UNDER MY SUPERVISION. THE LINES AND DIMENSIONS OF SAID PROPERTY BEING INDICATED BY THE PLAT.

Jason L. Morgan
 JASON L. MORGAN R.P.L.S. NO. 5587



THIS SURVEY WAS PERFORMED FOR:

NEXBANK
 USE OF THIS SURVEY BY ANY OTHER PARTY SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. THIS SURVEY IS NOT VALID WITHOUT A RED SEAL AND SIGNATURE.
 NAME NEXBANK
 JOB NO. 11-08-025
 DATE 09/01/2011
 GF# N/A
 TECH BM
 DRN. BY BM



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