



Property Description

BUSH MARSH

TRACT 1: (FEE SIMPLE)

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 INCH IRON ROD FOUND FOR REFERENCE BEARS SOUTH 60 DEGREES 39 MINUTES 56 SECONDS EAST, A DISTANCE OF 7.70 FEET AND FROM WHICH A 1/2 INCH IRON ROD FOUND FOR REFERENCE BEARS SOUTH 57 DEGREES 45 MINUTES 45 SECONDS EAST, A DISTANCE OF 7.62 FEET;

THENCE NORTH 60 DEGREES 20 MINUTES 01 SECOND 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 INCH IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER THEREOF;

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

THENCE SOUTH 64 DEGREES 55 MINUTES 49 SECONDS EAST ALONG THE NORTH LINE OF SAID NEXBANK TRACT, A DISTANCE OF 379.35 FEET TO A 1/2 INCH 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 DEGREES 30 MINUTES 23 SECONDS 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" FOR REFERENCE BEARS SOUTH 62 DEGREES 48 MINUTES 50 SECONDS EAST, A DISTANCE OF 4.93 FEET;

THENCE SOUTH 31 DEGREES 07 MINUTES 53 SECONDS 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 SQUARE FEET, OR 1.866 ACRES OF LAND.

TRACT 2: (EASEMENT)

EASEMENT RIGHTS CREATED PURSUANT TO THE TERMS OF THAT DECLARATION OF RECIPROCAL EASEMENTS DATED 03/13/2007, FILED 03/20/2007, RECORDED UNDER CC# 2007-33015, REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, AS MODIFIED BY FIRST AMENDMENT TO DECLARATION OF RECIPROCAL EASEMENTS DATED 07/01/2008, FILED 07/08/2008, RECORDED UNDER CC# 2008-74727, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS.

THIS DOCUMENT CONTAINS SELECTED INFORMATION PERTAINING TO THE PROPERTY AND DOES NOT PURPORT TO BE A REPRESENTATION OF THE STATE OF AFFAIRS OF THE PROPERTY OR THE OWNER OF THE PROPERTY, TO BE ALL INCLUSIVE, OR TO CONTAIN ALL OR PART OF THE INFORMATION THAT AN INTERESTED PARTY MAY REQUIRE TO EVALUATE THE PROPERTY. INFORMATION IS FROM SOURCES DEEMED RELIABLE BUT IS NOT GUARANTEED BY US AND IS SUBJECT TO CHANGE IN PRICE, CORRECTIONS, ERRORS, OMISSIONS, PRIOR SALE/LEASE, OR WITHDRAWAL WITHOUT NOTICE. DO NOT RELY ON THE INFORMATION WITHOUT VERIFYING ITS ACCURACY.
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