



NOTE: POINTS SHOWN THUS, +30 REPRESENT TRANSIT STATIONS AND ARE SHOWN FOR REFERENCE ONLY. THESE POINTS ARE NOT TO BE CONFUSED WITH BOUNDARY LINES.

**FIELD NOTES
TRACT I
5.000 ACRES**

BEING all that certain lot, tract or parcel of land situated in H. Perry Survey Abstract Number 1022 in Denton County, Texas, being a part of that certain tract of land conveyed by deed from Richard H. Pierson and wife, Doris Ann Pierson to Tiffany D. Mayes et al recorded in Volume 4792, Page 1139, Real Property Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod set for corner, said point being the northwest corner of that certain tract of land conveyed by deed from Northwest Bank to John T. Mason recorded in Volume 3402, Page 607, Real Property Records, Denton County, Texas;

THENCE S 27° 14' 50" E, 777.02 feet with the west line of said Mason tract to an iron rod set for corner;

THENCE S 62° 45' 10" W, 290.27 feet to an iron rod set for corner in the east line of that certain tract of land conveyed by deed from Hallie L. Borday to Robert C. Hollingsworth recorded in Volume 1715, Page 312, Real Property Records, Denton County, Texas;

THENCE N 27° 18' 23" W, 545.53 feet with said east line of said Hollingsworth tract to an iron rod set corner for corner in the east line of that certain tract of land conveyed by deed from Hillwood/1358 Ltd. to AIL Investment, L.P. recorded in Volume 4246, Page 457, Real Property Records, Denton County, Texas;

THENCE N 00° 16' 00" E, 339.40 feet with said east line of said AIL Investment tract to an iron rod found for corner, said point being the most northerly northwest corner of said Mayes tract;

THENCE S 89° 49' 59" E, 151.00 feet to the PLACE OF BEGINNING and containing 5.000 acres of land.

**FIELD NOTES
TRACT II
12.361 ACRES**

BEING all that certain lot, tract or parcel of land situated in H. Perry Survey Abstract Number 1022 in Denton County, Texas, being a part of that certain tract of land conveyed by deed from Richard H. Pierson and wife, Doris Ann Pierson to Tiffany D. Mayes et al recorded in Volume 4792, Page 1139, Real Property Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod set for corner in Chapel Hill Court, a public roadway, said point being the southwest corner of that certain tract of land conveyed by deed from Northwest Bank to John T. Mason recorded in Volume 3402, Page 607, Real Property Records, Denton County, Texas;

THENCE S 46° 43' 55" W, 299.96 feet with said Chapel Hill Court to an iron rod found for corner, said point being the southeast corner of that certain tract of land conveyed by deed from Hallie L. Borday to Robert C. Hollingsworth recorded in Volume 1715, Page 312, Real Property Records, Denton County, Texas;

THENCE N 27° 18' 23" W, 1902.50 feet with the east line of said Hollingsworth tract to an iron rod set for corner;

THENCE N 62° 45' 10" E, 290.27 feet to an iron rod set for corner in the west line of said Mason tract;

THENCE S 27° 14' 50" E, 1819.72 feet with the said line of said Mason tract to the PLACE OF BEGINNING and containing 12.361 acres of land.

TO THE LIENHOLDERS AND/OR THE OWNERS AND/OR PURCHASERS OF THE PREMISES SURVEYED:

I hereby certify that on the 5th day of October, 2005, 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-ways easements and other matters of record of which I have knowledge or have been advised, whether or not of record, affecting subject 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 only portion shown of subject property lies within a special flood hazard area according to the FLOOD INSURANCE RATE MAP for Denton County and Incorporated Areas, Map Number 48121C0650, Dated April 2, 1997. (Subject Property lies in Zone A and Zone X approximately as shown.)

JERALD D. YENSAN, REGISTERED PROFESSIONAL LAND SURVEYOR

**SURVEY PLAT
17.361 ACRES
IN THE
H. PERRY SURVEY A-1022
DENTON COUNTY, TEXAS**

**LANDMARK
SURVEYORS, INC.**

**4238 I-35 NORTH
DENTON, TEXAS 76201
(940) 382-4016
FAX (940) 387-9784**

SCOTT MAYES

DRAWN BY: SLB SCALE: 1"=100' DATE: 05 OCTOBER, 2005 JOB NO: 0516608