

121.688 ACRES

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE PATRICK FITZGERALD SURVEY ABSTRACT NUMBER 387, COOKE COUNTY, TEXAS AND BEING ALL OF A FITZGERALD SURVEY ABSTRACT OF LAND DESCRIBED IN A DEED FROM H.E. DOWNS AND EMILY CALLED 121.70 ACRE TRACT OF LAND LESCRIBED IN A DEED FROM H.E. DOWNS AND EMILY W. DOWNS TO TEX-MINN LIMITED LIABILITY COMPANY, A MINNESOTA LIMITED LIABILITY COMPANY AS RECORDED IN VOLUME 939, PAGE 127, OF THE DEED RECORDS, COOKE COUNTY TEXAS, AND SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED AS SWOTTO:

BEGINNING IN THE SOUTH SURVEY LINE OF THE E. BRADLEY SURVEY, ABSTRACT NO.33, AND THE NORTH LINE OF SAID FITZGERALD SURVEY AT A ½" IRON ROD FOUND IN THE CENTER OF AN ASPHALT ROAD POSTED AS LONE OAK ROAD FOR THE NORTHEAST CAND PARTSY CALLED 40.00 ACRE TRACT OF LAND DESCRIBED IN A DEED TO TOMMY MILLS AND PARTSY MILL AS RECORDED IN VOLUME 938, PAGE 442, OF THE DEED RECORDS, IN SAID COUNTY AND THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED HEREIN;

THENCE NORTH 89 DEGREES 2
SAID ROAD AND THE NORTH LII
TO A PK NAIL SET IN THE WEST
ROAD FOR THE NORTHEAST CO THENCE SOUTH 04 DEGREES 59 MINUTES 24 SECONDS EAST WITH SAID WEST RIGHT OF WAY AND THE EAST LINE OF SAID 121.70 ACRE TRACT A DISTANCE OF 464.61 FEET TO A CAPPED ½" IRON ROD SET AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 453.77 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 14 DEGREES 31 MINUTES 23 SECONDS WEST, 303.09 FEET; S 25 MINUTES 37 SECONDS EAST WITH THE CENTERLINE OF LINE OF SAID 121.70 ACRE TRACT A DISTANCE OF 3003.22 FEET :ST RIGHT OF WAY OF INTERSTATE HIGHWAY NO. 35 SERVICE CORNER OF SAID 121.70 ACRE TRACT;

THENCE SOUTHWESTERLY ALONG SAID CURVE WITH THE WEST RIGHT OF WAY OF SAID SERVICE ROAD AN ARC DISTANCE OF 309.03 FEET TO A ½" IRON ROD FOUND AT THE REMAINS OF A CONCRETE MONUMENT FOR CORNER;

THENCE SOUTH 34 DEGREES 03 MINUTES 17 SECONDS WEST WITH THE WEST RIGHT OF WAY THEREOF AND THE EAST LINE OF SAID 121.70 ACRE TRACT A DISTANCE OF 1440.42 FEET TO A ½" IRON ROD FOUND FOR THE SOUTHEAST CORNER THEREOF AND THE NORTHEAST CORNER OF A CALLED 100.04 ACRE TRACT OF LAND DESCRIBED IN A DEED TO PHASE 10 INVESTMENT, L.P., A TEXAS LIMITED PARTNERSHIP AS RECORDED IN VOLUME 1352, PAGE 453, OF THE OFFICIAL PROPERTY RECORDS, OF SAID COUNTY;

THENCE SOUTH 89 DEGREES 26 MINUTES 58 SECONDS WEST WITH THE NORTH LINE THEREOF AND THE SOUTH LINE OF SAID 121.70 ACRE TRACT A DISTANCE OF 2137.11 FEET TO A ½" IRON ROD FOUND FOR THE SOUTHWEST CORNER THEREOF AND THE SOUTHEAST CORNER OF SAID 40.00 ACRE TRACT;

THENCE NORTH 00 DEGREES 42 MINUTES 15 SECONDS WEST WITH THE EAST LINE THEREOF AND THE WEST LINE OF SAID 121.70 ACRE TRACT A DISTANCE OF 1940.29 FEET TO PLACE OF BEGINNING ENCLOSING 121.888 ACRES OF LAND MORE OR LESS.

THIS SURVEY CORRECTLY REPRESENTS THE RESULTS OF AN ON-THE-GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION ON 01-23-2006 THERE ARE NO VISIBLE OR APPARENT INTRUSIONS, PROTRUSIONS OR EASEMENTS EXCEPT AS SHOWN HEREON.

FLOOD STATEMENT: I HAVE EX COOKE COUNTY, COMMUNITY I INDICATES THAT THIS PROPER DETERMINED TO BE OUTSIDE T EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR Y NUMBER 480765 EFFECTIVE DATE 9-01-1987 AND THAT MAP ERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS ETHE 500 YEAR FLOOD" AS SHOWN ON PANEL 0011 A OF SAID

KENNETH A. ZOLLINGER R.P.I .S NO 5312 DATE

NOTE: THIS SURVEY IS ONLY VALID FOR GF# 60056.

NOTE: ONLY THE FOLLOWING EASEMENTS SUPPLIED TO ME HAVE BEEN REVIEWED AND ADDRESSED AS FOLLOWS;

VOLUME 434, PAGE 408 EASEMENT TO TEXAS POWER & LIGHT COMPANY DOES AFFECT BY INGRESS-EGRESS.

VOLUME 434, PAGE 405 EASEMENT TO TEXAS POWER & LIGHT COMPANY DOES AFFECT BY INGRESS-EGRESS.

VOLUME 642, PAGE 388 EASEMENT TO WAYNE GREAVES DOES AFFECT AS SHOWN.

VOLUME 662, PAGE 388 EASEMENT TO WAYNE GREAVES DOES AFFECT AS SHOWN.

VOLUME 668, PAGE 785 BLANKET TYPE EASEMENT TO BOLIVAR WATER SUPPLY CORP., DOES NOT AFFECT.

VOLUME 548, PAGE 181 EASEMENT TO BOLIVAR WATER SUPPLY CORP., DOES NOT AFFECT.

R.P.L.S.
DATE: 1-26-2006
KED DI. K.H.Z.
CHECKED BY: K A Z KEV 4:
DRAWN BY: B.A.S.
JOB NUMBER: 060038 REV 3:
(940)382-3446
DENTON, TX 76205 REV 2:
7.
REV 1
GF NO: 60056
Reviewed By: K.A.Z.

BEARINGS BASED ON GPS.