



215.385 ACRES

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE P.B. BLACK SURVEY, ABSTRACT NUMBER 125, AND THE J. MORTON SURVEY, ABSTRACT NUMBER 792, AND THE J. BRENT SURVEY, ABSTRACT NUMBER 106, DENTON COUNTY, TEXAS AND BEING ALL OF A CALLED 215.441 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM JOE CHRISTAL HIGGS AND ELIZABETH JEAN HIGGS TO FIRST SECURITY EXCHANGE PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS RECORDED IN COUNTY CLERK INSTRUMENT NUMBER: 2004-161267 OF THE REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS:

BEGINNING AT A CAPPED 1/2" IRON ROD SET AT A BEND IN CHISAM ROAD FOR THE MOST NORTHERN NORTHWEST CORNER OF THE TRACT BEING DESCRIBED HEREIN;

THENCE SOUTH 88 DEGREES 59 MINUTES 36 SECONDS EAST ALONG THE CENTER OF SAID ROAD WITH THE NORTH LINE OF SAID 215.441 ACRE TRACT A DISTANCE OF 1694.20 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER THEREOF AND THE NORTHWEST CORNER OF A CALLED 1.55 ACRE TRACT OF LAND DESCRIBED IN A DEED TO MICHAEL BARBER, A SINGLE PERSON, AND BRENDA LICHMAN, A SINGLE PERSON, AS RECORDED IN VOLUME 5278, PAGE 1272, OF THE REAL PROPERTY RECORDS OF SAID COUNTY;

THENCE SOUTH 00 DEGREES 16 MINUTES 40 SECONDS EAST WITH THE WEST LINE THEREOF AND THE EAST LINE OF SAID 215.441 ACRE TRACT A DISTANCE OF 3074.59 FEET TO A X-TIE FOR THE EASTERLY SOUTHEAST CORNER THEREOF AND THE NORTH LINE OF SWITZER ROAD FOR THE SOUTHWEST CORNER OF A CALLED 20.118 ACRE TRACT OF LAND DESCRIBED IN A DEED TO JAMES ALVIN HINSLEY AND WIFE, KATHY HINSLEY AS RECORDED IN VOLUME 692, PAGE 567, OF THE DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE SOUTH 87 DEGREES 27 MINUTES 02 SECONDS WEST WITH THE NORTH LINE OF SAID SWITZER ROAD A DISTANCE OF 107.34 FEET TO A CAPPED 1/2" IRON ROD SET FOR AN INNER ELL CORNER OF SUBJECT TRACT AT A BEND IN SWITZER ROAD;

THENCE SOUTH 00 DEGREES 49 MINUTES 18 SECONDS WEST ALONG THE CENTERLINE OF SWITZER ROAD WITH THE EAST LINE OF SAID 215.441 ACRE TRACT CROSSING OVER A BEND IN SAID ROAD AND CONTINUING ALONG SAID COURSE A DISTANCE OF 1513.77 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER THEREOF AND THE SOUTHWEST CORNER OF TRINITY FARMS ESTATES AN ADDITION TO DENTON COUNTY, RECORDED IN CABINET M, PAGE 11, OF PLAT RECORDS, IN SAID COUNTY AND THE NORTH LINE OF A 176 ACRE TRACT OF LAND DESCRIBED IN A DEED TO BURNES R. HIGGS AS RECORDED IN COUNTY CLERK INSTRUMENT NUMBER 2004-62924 OF THE REAL PROPERTY RECORDS, OF SAID COUNTY;

THENCE NORTH 89 DEGREES 03 MINUTES 33 SECONDS WEST WITH THE NORTH LINE THEREOF AND THE SOUTH LINE OF SAID 215.441 ACRE TRACT A DISTANCE OF 1928.03 FEET TO A 1/2" IRON ROD FOUND IN THE CENTER OF HULING ROAD FOR THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 01 DEGREES 38 MINUTES 04 SECONDS WEST WITH THE CENTERLINE OF SAID ROAD AND THE WEST LINE OF SAID 215.441 ACRE TRACT A DISTANCE OF 2565.29 FEET TO A BENT 1/2" IRON ROD FOUND NEAR THE CENTERLINE OF HULING ROAD FOR CORNER OF SAID 215.441 ACRE TRACT;

THENCE NORTH 00 DEGREES 02 MINUTES 42 SECONDS EAST ALONG OR NEAR THE CENTERLINE OF SAID ROAD AND THE WEST LINE OF SAID 215.441 ACRE TRACT A DISTANCE OF 1767.22' TO A 1/2" IRON ROD FOUND IN THE INTERSECTION OF SAID HULING ROAD AND SAID CHISAM ROAD FOR THE WESTERLY NORTHWEST CORNER OF SAID 215.441 ACRE TRACT;

THENCE NORTH 89 DEGREES 45 MINUTES 28 SECONDS EAST WITH THE CENTERLINE OF SAID CHISAM ROAD A DISTANCE OF 414.16 FEET TO A CAPPED 1/2" IRON ROD SET AT A BEND IN SAID ROAD FOR AN INNER ELL CORNER OF SAID 215.441 ACRE TRACT;

THENCE NORTH 01 DEGREES 13 MINUTES 09 SECONDS EAST WITH THE CENTERLINE OF SAID ROAD A DISTANCE OF 257.89 FEET TO PLACE OF BEGINNING ENCLOSING 215.385 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 10-13-2005 THERE ARE NO VISIBLE OR APPARENT INTRUSIONS, PROTRUSIONS OR EASEMENTS EXCEPT AS SHOWN HEREON.

FLOOD STATEMENT: I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, COMMUNITY NUMBER 480774 EFFECTIVE DATE 4-02-1997 AND THAT MAP INDICATES THAT THIS PROPERTY IS WITHIN " SHADED ZONE A " DEFINED AS " SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD WITH NO BASE FLOOD ELEVATIONS DETERMINED " AND A PORTION OF THIS PROPERTY IS WITHIN " SHADED ZONE X " DEFINED AS " OTHER FLOOD AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD "WITH NO BASE FLOOD ELEVATIONS DETERMINED "AND A PORTION OF THIS PROPERTY IS WITHIN " NON SHADED ZONE X " DEFINED AS " AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD " AS SHOWN ON PANEL 070 E OF SAID MAP.

KENNETH A. ZOLLINGER R.P.L.S. NO. 5312 DATE _____

NOTE: THIS SURVEY IS ONLY VALID FOR GF# SG05208271.

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

- VOLUME 404, PAGE 328 BLANKET TYPE EASEMENT TO DENTON COUNTY ELECTRIC COOP., INC., DOES AFFECT
- VOLUME 342, PAGE 174 EASEMENT TO SINCLAIR REFINING CO., DOES AFFECT BY INGRESS-EGRESS
- VOLUME 401, PAGE 470 BLANKET TYPE EASEMENT TO DENTON COUNTY ELECTRIC COOP., INC., DOES AFFECT
- VOLUME 142, PAGE 95 EASEMENT TO LONE STAR GAS CO. DOES AFFECT BY INGRESS-EGRESS
- VOLUME 142, PAGE 47 BLANKET TYPE EASEMENT TO LONE STAR GAS CO. DOES AFFECT
- VOLUME 141, PAGE 378 EASEMENT TO LONE STAR GAS CO. DOES AFFECT BY INGRESS-EGRESS

NOTE: BEARINGS BASED ON GPS.



1517 CENTRE PLACE DR.
DENTON, TX 76205
(940)382-3446
JOB NUMBER: 050920
DRAWN BY: B.A.S.
CHECKED BY: K.A.Z.
DATE: 12-16-2005
R.P.L.S.
KENNETH A. ZOLLINGER

Reviewed By: K.A.Z.
GF NO: SG05208271
REV 1: 12-22-2005
ADDED CALL TO LEGAL
REV 2: 01-31-2006
ADDED EASEMENTS
REV 3: 02-01-2006
LABELLED FLOOD ZONE
REV 4: 02-06-2006
CORRECTED ESMT. PAGES

K:\Drawings\2005\050920.dwg Date & Time: Tue, 07-Feb-06 09:30:00AM