



FIELD NOTES DESCRIPTION

Part of Block 20 of the Original Town of Denton, in Denton County, Texas, as set apart to Wells Fargo and Company in the certificate of merger recorded in County Clerk's Document Number 02-116835 of the Deed Records of Denton County, Texas, being bounded on the west by Austin Street, a 60 feet wide public right of way, bounded on the North by Hickory Street, a variable width public right of way, bounded on the east by a tract of land described in the deed to the City of Denton recorded in Volume 175, Page 464, of said Deed Records, and bounded on the South by Mulberry Street, a 60 feet wide public right of way.

Beginning at an "x" mark in concrete set at the intersection of the east line of said Austin Street with the South line of said Hickory Street for the northwest corner of said Block 20.

Thence North 89 degrees 48 minutes 48 seconds East, along the north line of said Block 20, and the south line of said Hickory Street, a distance of 120.00 feet to an "x" mark in concrete set for the northeast corner of said Wells Fargo and Company tract and the northwest corner of said City of Denton tract.

Thence along the east line of said Wells Fargo and Company tract and the west line of said City of Denton tract:
 South 00 degrees 04 minutes 23 seconds East, a distance of 150.00 feet to an "x" mark in concrete set for a corner;
 North 89 degrees 48 minutes 48 seconds East, a distance of 20.00 feet to an "x" mark in concrete set for a corner;
 and South 00 degrees 04 minutes 23 seconds East, a distance of 149.88 feet to a 5/8 inch iron rod set at the intersection of the north line of said Mulberry Street and the south line of said Block 20 for the southeast corner of said Wells Fargo and Company tract and the southwest corner of said City of Denton tract.

Thence South 89 degrees 48 minutes 48 seconds West, along the south line of said Block 20, and the north line of said Mulberry Street, a distance of 140.00 feet to a 5/8 inch iron rod set at the intersection of the north line of said Mulberry Street with the east line of said Austin Street for the southwest corner of said Block 20.

Thence North 00 degrees 04 minutes 23 seconds West, along the west line of said Block 20, and the east line of said Austin Street, a distance of 299.88 feet to the point of beginning and containing 38,983 square feet or 0.895 of an acre of land.

The easement described in Volume 415, Page 19, and 458, Page 189, and Volume 634, Page 90, of the Denton County Deed Records do not affect the property surveyed. The easement recorded in Document Number 2006-104214 of said Deed Records is Blanket in Nature and located above the ground. The easement recorded in Volume 2012-97660 does not affect the property surveyed. And the easement described in Volume 404, Page 279 of said Deed Records is Blanket in Nature.

LEGEND

- Sanitary Sewer Manhole
- Electricity Manhole
- Electricity Hand Hole
- Traffic Signal Pull Box
- Traffic Signal
- Water Vault
- Utility Vault
- Water Valve
- Gas Meter
- Gas Valve
- Fire Hydrant
- Sign
- Inlet
- Property Line
- Edge of Concrete
- Concrete Curb & Gutter
- Edge of Asphalt
- Wall

Sketch Showing Part of Block 20 of the Original Town of Denton, in Denton County, Texas, as set apart to Wells Fargo and Company in the certificate of merger recorded in County Clerk's Document Number 02-116835 of the Deed Records of Denton County, Texas.



To: Apartments at Victoria Square #1, LLC; Wells Fargo Bank, N.A.; Republic Title of Texas, Inc.; and First American Title Insurance Company;

I, Allan Caviness, Registered Professional Land Surveyor Number 4365, State of Texas, do hereby certify that this sketch was prepared from the public records, and from an actual and accurate survey of the property performed on the ground by me in March and April, 2015, and updated in April, 2017. The visible improvements are as shown hereon. Except as shown hereon, there are no apparent encroachments onto the property or apparent protrusions therefrom. This sketch and description and the survey on which they are based embrace all of TRACT 6 (Fee Simple), described in First American Title Insurance Company's Commitment for Title Insurance, GF Number 1001-140845-RTT, effective date February 05, 2017. I did not abstract the title to this property, nor did I search the public records for easements, adverse claims, or other encumbrances that might affect this property. According to Community Panel Number 48121 C 0360 G, dated April 18, 2011, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property lies within Zone "X" which is not a Special Flood Hazard Area. If this site is not within a Special Flood Hazard Area, this statement does not imply that the property and/or the 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 statement shall not create liability on the part of the Surveyor. The basis of course for this survey is the Global Positioning System, observations made during the performance of this survey, based on Texas State Plane Coordinates North Central Zone NAD83. Executed this 25th day of April, in the year of our Lord 2017. Revised July 13, 2017 to revise location of easement.

Scale 1 inch = 20 feet

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"REMOVE NOT THE ANCIENT LANDMARK WHICH THY FATHERS HAVE SET"
 PROVERBS 22:28

ALTA/ACSM LAND TITLE SURVEY
 PREPARED FOR
First American Title Insurance Company
 2626 Howell Street, 10th Floor
 Dallas, Texas 75204, 214-855-8888

PROJECT NUMBER: WF042407-2017 DATE: JULY 13, 2017 SHEET 3 OF 3