

3012 E. UNIVERSITY
0.750 OF AN ACRE
DENTON COUNTY

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE R.B. LONGBOTTOM SURVEY ABSTRACT 775, IN THE CITY OF DENTON, DENTON COUNTY, TEXAS AND BEING A RETRACEMENT SURVEY OF A TRACT OF LAND DESCRIBED IN THE DEED TO 3012 E. UNIVERSITY TRUST RECORDED UNDER CLERK'S FILE NUMBER 2008-133097 REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS AS RECOGNIZED AND OCCUPIED ON THE GROUND THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SOUTHWEST CORNER OF THE HEREIN TRACT BEING DESCRIBED AT A 1/2" IRON ROD FOUND AND ALSO BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED AS LOT 1, BLOCK ONE, SHELLY ADDITION, RECORDED IN CABINET H, PAGE 255 OF THE PLAT RECORDS OF SAID COUNTY;

THENCE NORTH 00 DEGREES 01 MINUTES 21 SECONDS EAST A DISTANCE OF 170.24 FEET TO A 1" IRON ROD FOUND FOR CORNER IN THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 380 - "E. UNIVERSITY DRIVE" SAME BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 2646.48 FEET AND AN ARC LENGTH OF 136.19 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 87 DEGREES 08 MINUTES 51 SECONDS EAST WITH THE SOUTH LINE OF SAID RIGHT OF WAY LINE WITH SAID ARC 136.17 FEET TO A CONCRETE MONUMENT FOUND FOR CORNER;

THENCE SOUTH 43 DEGREES 54 MINUTES 54 SECONDS EAST A DISTANCE OF 84.66 FEET TO A REMAINS OF A CONCRETE MONUMENT FOUND FOR CORNER IN THE WEST RIGHT OF WAY LINE OF LOOP 288;

THENCE SOUTH 01 DEGREES 27 MINUTES 57 SECONDS WEST WITH THE WEST RIGHT OF WAY OF LOOP 288 A DISTANCE OF 120.80 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE NORTH 88 DEGREES 35 MINUTES 12 SECONDS WEST A DISTANCE OF 191.76 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.750 OF AN ACRE OF LAND MORE OR LESS.

NOTE: VOLUME 403, PAGE 508, IS A BLANKET TYPE EASEMENT AND DOES AFFECT THE SUBJECT TRACT.

NOTE: VOLUME 336, PAGE 353, IS A BLANKET TYPE EASEMENT AND DOES AFFECT THE SUBJECT TRACT.

NOTE: VOLUME 357, PAGE 48, IS A BLANKET TYPE EASEMENT AND DOES AFFECT THE SUBJECT TRACT.

NOTE: VOLUME 414, PAGE 148, IS A BLANKET TYPE EASEMENT AND DOES AFFECT THE SUBJECT TRACT.

NOTE: VOLUME 793, PAGE 768, DOES AFFECT THE SUBJECT TRACT.

LEGEND

MONUMENT LABELS	POC = POINT OF COMMENCEMENT
UTILITY POLE (PP)	ROW = RIGHT-OF-WAY
UTILITY RISER/TRANSFORMER (UR)	CE = COMMUNICATION EASEMENT
FIRE HYDRANT (FH)	DE = DRAINAGE EASEMENT
WATER VALVE (WV)	EE = ELECTRIC EASEMENT
WATER METER (WM)	UE = UTILITY EASEMENT
SEWER MANHOLE (MH)	WE = WATERLINE EASEMENT
GAS METER (GM)	PUE = PUBLIC UTILITY EASEMENT
SURVEY CORNER	BCM = BURIED CABLE MARKER
CONTROLLING MONUMENT	BPM = BURIED PIPELINE MARKER
BEARING BASIS	OHE = OVERHEAD ELECTRIC
FF = FINISHED FLOOR ELEVATION	BOUNDARY LINES
MFCP = METAL FCP	DEED/LOT LINES
WFCP = WOOD FCP	FENCE LINES
() = PLAT OR DEED CALL	SURVEY LINES
POB = POINT OF BEGINNING	

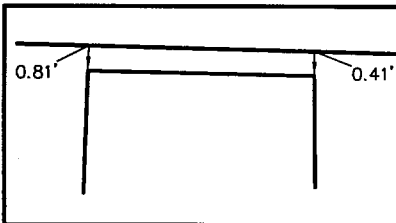
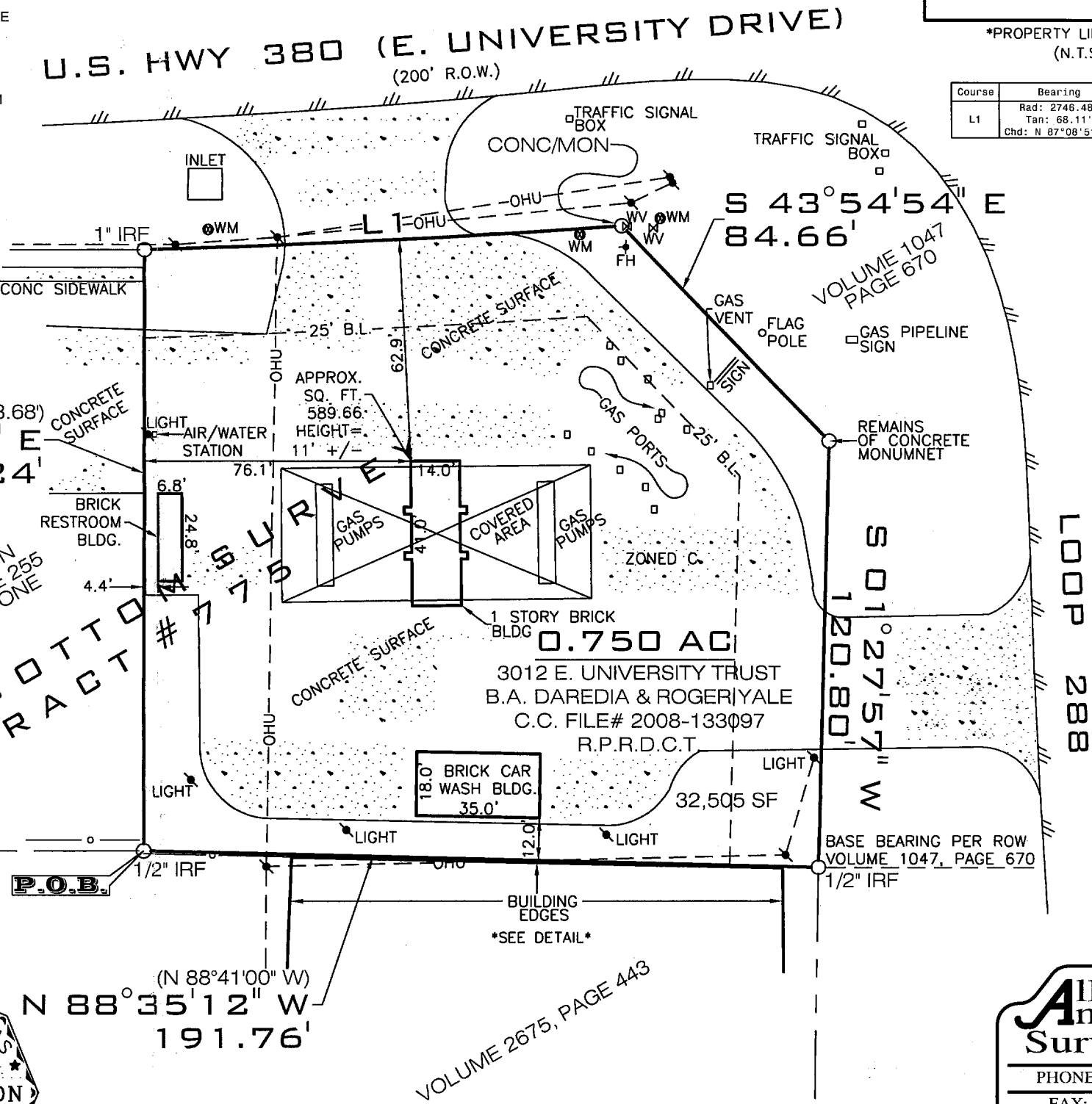
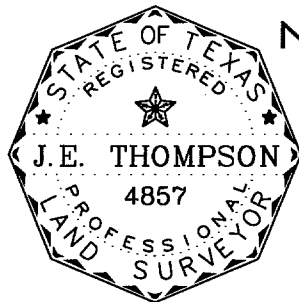
CERTIFY TO: LUCKY TEXAN, LLC., UNITED CENTRAL BANK, 3012 E. UNIVERSITY TRUST AND IT'S TRUSTEES B.A. DAREDIA AND ROGER YALE, ALLIANT NATIONAL TITLE INSURANCE COMPANY.

CERTIFICATION:

THIS SURVEY HAS BEEN PREPARED IN CONNECTION WITH GF #SP-008856 AND I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PREPARED FROM AN ACCURATE ON-THE-GROUND SURVEY OF THE PREMISES DEPICTED HEREON AND DESCRIBED IN THE LEGAL DESCRIPTION ATTACHED HERETO, CONDUCTED UNDER MY DIRECTION AND SUPERVISION ON 7-7-09 AND THAT THE FINDINGS AND RESULTS OF SAID SURVEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE SIZE, TYPE AND LOCATION OF VISIBLE AND APPARENT PERMANENT IMPROVEMENTS ARE AS SHOWN, AND THAT SAID SURVEY CORRECTLY SHOWS THE LOCATION OF ALL ALLEYS, STREETS, MAINTAINED RIGHTS-OF-WAY, AND EASEMENTS OF RECORD, AS SUPPLIED TO ME, OF WHICH THE UNDERSIGNED IS AWARE OR HAS BEEN ADVISED AFFECTING THE SUBJECT PREMISES ACCORDING TO THE DESCRIPTIONS OF RECORD, AND THAT EXCEPT AS SHOWN THERE ARE NO VISIBLE OR APPARENT INTRUSIONS, CONFLICTS OR PROTRUSIONS.

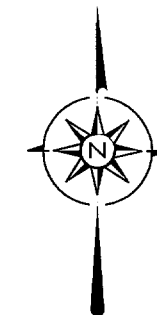
J E Thompson

J.E. THOMPSON II R.P.L.S. No 4857



PROPERTY LINE DETAIL
(N.T.S.)

Course	Bearing	Distance
L1	Rad: 2748.48' Tan: 68.11" Chd: N 87°08'51" E	Arc: 136.19' CA: 2°50'28" 136.17'



SCALE 1" = 40'

All American Surveying
PHONE: 940-665-9105
FAX: 940-665-9106
114-B W. MAIN STREET
GAINESVILLE, TX 76240
JOB# 090166.dwg

ERRORS: THE CLIENT OR CLIENT'S REPRESENTATIVES WILL HAVE 45 DAYS FROM THE DATE THE SURVEY WAS ISSUED TO CHANGE ANY MISSPELLINGS OR ANY ERRORS ON THE SURVEY REPORT, AFTER THIS TIME HAS EXPIRED ALL PARTIES INVOLVED MUST ACCEPT THE SURVEY AS ISSUED.