



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

BEING a 1.656 acre tract of land situated in the Alexander Hill Survey, Abstract No. 623, in the City of Denton, Denton County, Texas, and being all of a called 1.665 acre tract of land described in Deed to MD Masud Reza, as recorded in Document No. 99-125206 of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at an "X" cut found at the northeast corner of said 1.665 acre tract, common with the northwest corner of a called 4.458 acre tract of land described in Deed to Orion Unit, LLC, as recorded in Document No. 2014-130802 of the Official Records of Denton County, Texas (O.R.D.C.T.), and located in the existing south right of way line of Eagle Drive (60.00 foot R.O.W.);

THENCE South 00°23'09" East, departing the existing south right of way line of said Eagle Drive, and along the common easterly line of said 1.665 acre tract and the westerly line of said 4.458 acre tract, a distance of 27.10 feet to a 1/2 inch iron rod with cap stamped "Metroplex 1849" found at the north line of a 1-story masonry building;

THENCE North 89°51'22" East, along the north line of said 1-story masonry building, a distance of 4.75 feet to the northeast corner of same;

THENCE South 00°14'43" East, along the east line of said 1-story masonry building, a distance of 66.40 feet to the southeast corner of same;

THENCE North 89°59'38" West, along the south line of said 1-story masonry building, a distance of 4.59 feet to an "X" cut found for corner;

THENCE South 00°23'09" East, departing the south line of said 1-story masonry building, and along the westerly line of said 4.458 acre tract, a distance of 110.31 feet to a 5/8 inch iron rod with cap stamped "TNP" set at the southeast corner of said 1.665 acre tract and the northeast corner of a called 0.386 acre tract of land described in Deed to University Place, L.P., as recorded in Document No. 96-47249 (R.P.R.D.C.T.);

THENCE North 89°15'17" West, departing the westerly line of said 4.458 acre tract, and along the common south line of said 1.665 acre tract and the north line of said University Place, L.P. tract, a distance of 357.74 feet to a "Y" cut found at the southwest corner of said 1.665 acre tract, same being the northwest corner of the remainder of a called 0.224 acre tract of land described in Deed to University Place, L.P., as recorded in Volume 529, Page 458 of the Deed Records of Denton County, Texas (D.R.D.C.T.), and located in the existing east right of way line of Bernard Street (variable width R.O.W.);

THENCE North 00°32'43" West, departing the north line of said 0.224 acre tract, and along the common west line of said 1.665 acre tract and the existing east right of way line of said Bernard Street, a distance of 197.46 feet to an "X" cut set at the intersection with the existing south right of way line of said Eagle Drive, same being the northwest corner of said 1.665 acre tract;

THENCE North 89°43'46" East, departing the existing east right of way line of said Bernard Street, and along the common north line of said 1.665 acre tract and the existing south right of way line of said Eagle Drive, a distance of 358.22 feet to the **POINT OF BEGINNING**, and containing 1.656 acres of land, more or less.

SURVEYOR'S CERTIFICATION

TO: MD MASUD REZA AND THE CITY OF DENTON, TEXAS:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 13, 14 and 16 of Table A thereof. The field work was completed on October 04, 2016.

Marvin King, R.P.L.S.
Registered Professional Land Surveyor No. 5581

Date of Plat or Map: October 05, 2015
REVISED: November 08, 2016 (Updated Title Commitment)



LEGEND	
●	1/2 IRON ROD FOUND (UNLESS OTHERWISE NOTED)
○	5/8 IRON ROD WITH CAP STAMPED "TNP" SET
●	"X" CUT FOUND (UNLESS OTHERWISE NOTED)
▲	CALCULATED POINT
(CM)	CONTROLLING MONUMENT
CIRF	CAPPED IRON ROD FOUND
()	DEED/PLAT CALL
[A]	AIR CONDITIONER
○	CLEAN OUT (CO)
⊕	FIRE HYDRANT (FH)
⊗	GAS METER
⊥	GUY WIRE
⊙	LIGHT POLE
⊕	POWER POLE
●	POST
□	MAILBOX (MB)
⊕	SIGN
⊕	SANITARY SEWER MANHOLE (SSMH)
⊕	STORM DRAIN MANHOLE (SDMH)
⊕	TRAFFIC CONTROL BOX
⊕	WATER METER
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
R.P.R.D.C.T.	REAL PROPERTY RECORDS, DENTON CO., TX
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
---	SUBJECT TRACT BOUNDARY
---	PROPERTY LINE
---	SURVEY LINE
---	RIGHT-OF-WAY LINE
---	EASEMENT LINE
---	FIRE LANE LINE
---	OVERHEAD ELECTRIC
---	WOOD FENCE LINE
---	PIPE RAIL FENCE LINE
---	ASPHALT PAVEMENT

SURVEY NOTES:

- All property corners are marked with a 5/8 inch iron rod with cap stamped "TNP" set, unless otherwise noted.
- Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System of 1983 (North Central Zone; NAD83(CORS96) Epoch 2002.00) as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. The distances shown hereon represent surface values utilizing an Average Combination Factor of 1.000150630 to scale from grid to surface.
- This property lies within ZONE "X" (UNSHADED), as depicted by scaled map location and graphical plotting on FEMA Flood Insurance Rate Map, Community Panel No. 48121C0360G, Map Revision Date April 18, 2011. Zone X (unshaded) - Other Areas is defined as areas determined to be outside the 0.2% annual chance floodplain.
- Utility information shown hereon is based on above ground visible evidence only. Underground utilities have not been located and/or identified. Additional utilities may affect this property that are not shown hereon.
- There was no visible evidence of current earth moving work, building construction or building additions at time of survey, except as shown.
- There was no visible above ground evidence of site use as a solid waste dump, sump or sanitary landfill at time of survey.

TITLE COMMITMENT COMMENTS:

REUNION TITLE
GF NO. 2027-203412-RU
EFFECTIVE DATE: OCTOBER 03, 2016
COMMITMENT ISSUE DATE: OCTOBER 25, 2016

THE FOLLOWING SCHEDULE B ITEMS AFFECT THE SUBJECT TRACT, AS SHOWN HEREON:

10e. 16' Sanitary Sewer Easement and Access Easement as reserved in Warranty Deed executed by University City, Inc. to Western Capital Corporation, filed October 21, 1965, recorded in Volume 529, Page 458, D.R.D.C.T. (as shown)

10f. Sidewalk Easement executed by MD Masud Reza to City of Denton, Texas, filed March 24, 2011, recorded in Document No. 2011-25673, O.R.D.C.T. (as shown)

LINE TABLE

LINE	BEARING-DISTANCE	(DEED CALL)
L1	S 00°23'09" E - 27.10'	(S 00°24'25" W - 27.05' DEED)
L2	N 89°51'22" E - 4.75'	(S 88°47'12" E - 4.27' DEED)
L3	N 89°59'38" W - 4.59'	(N 88°32'35" W - 3.45' DEED)