



Exhibit 4 to AIS

TO ALL PARTIES DIRECTLY INTERESTED IN THE PREMISES SURVEYED
I have this date directed a careful and accurate survey made on the grounds of the property located at Post Oak Drive & Interstate Highway 35-E in the City of Corinth, Denton County, Texas;

All that certain lot, tract or parcel of land situated in the City of Corinth, Denton County, Texas and being part of Lot 2, Block A, of Pecan Creek Addition, an addition to said City, according to the re-plot thereof, recorded in Document Number 2010-134, Plat Records, Denton County, Texas and being tract being more particularly described as follows:

BEGINNING at an "X" cut set in the Northwest line of Post Oak Drive and the center of a 50' Public Access Easement and Drainage and Utility Easement per said Plat for the South corner of said Lot 2;

THENCE the following three calls with said Easement and the West line of said Lot 2;

North 41 degrees 28 minutes 23 seconds West, 44.42 feet to an "X" cut set at the beginning of a curve to the right having a radius of 150.00 feet, and whose long chord bears, North 36 degrees 20 minutes 14 seconds West, 26.94 feet;

THENCE along said curve an arc length of 26.98 feet to an "X" cut set;

North 31 degrees 11 minutes 07 seconds West, 103.66 feet to an "X" set;

THENCE North 36 degrees 00 minutes 17 seconds East, 362.90 feet to a capped iron rod found in the new Southwest right-of-way of Interstate Highway 35E for the North corner of the herein described tract;

THENCE along said Southwest line and along a curve to the left whose long chord bears, South 52 degrees 48 minutes 24 seconds East, 52.39 feet and whose radius is 1178.30 feet, and an arc length of 52.40 feet to a capped iron rod found;

THENCE South 53 degrees 37 minutes 40 seconds East, 63.09 feet to a 1/2" iron rod found;

THENCE South 47 degrees 01 minutes 54 seconds East, 11.53 feet to a TXDOT monument found;

THENCE South 08 degrees 00 minutes 17 seconds East, 74.15 feet to a TXDOT monument found;

THENCE South 36 degrees 00 minutes 17 seconds West, 109.01 feet to a TXDOT monument found;

THENCE South 54 degrees 07 minutes 11 seconds East, 8.45 feet to a TXDOT monument found in the North line of said Post Oak Drive;

THENCE South 36 degrees 21 minutes 57 seconds West with the North line thereof and South line of said Lot 2, 50.61 feet to a capped iron rod found at the beginning of a curve to the right, having a radius of 953.31 feet, and whose long chord bears South 42 degrees 16 minutes 37 seconds West, 206.70 feet;

THENCE along said curve an arc length of 207.11 feet to the PLACE OF BEGINNING and containing 1.61 acres of land more or less.

FLOOD STATEMENT: I have reviewed the F.E.M.A. Flood Insurance Rate Map for the City of Corinth, Community Number 481143 effective date 4-16-2011 and that map indicates as scaled, that this property is within "Non-Shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood (500-year)" as shown on Panel 390 G of said map.

This survey is certified to Title Resources, Oakmont Partners JV, L.P. & Micah Deweerdt Holdings, LLC. This survey correctly represents the results of an on-the-ground survey made under my direction and supervision on October 25, 2016. There are no visible or apparent intrusions or protrusions except as shown herein.

NOTE: Only the following easements supplied to me by Title Resources, GF# 165927 have been reviewed and addressed as follows:

Volume 257, Page 81 Easement to Texas Power & Light Company; does affect by rights of Ingress & Egress
Volume 330, Page 573 Blanket Type Easement to Brazos River Transmission Electric Cooperative, Inc.; does affect

Volume 332, Page 499 Blanket Type Easement to Brazos River Transmission Electric Cooperative, Inc.; does affect as assigned to the City of Denton by Volume 2736, Page 825

Volume 381, Page 490 Blanket Type Easement to Brazos River Transmission Electric Cooperative, Inc.; does affect as assigned to the City of Denton by Volume 2736, Page 825

Volume 384, Page 118 Blanket Type Easement to Brazos River Transmission Electric Cooperative, Inc.; does affect as assigned to the City of Denton by Volume 2736, Page 825

Volume 650, Page 281 Blanket Type 10' Water/Sewer Easement to City of Corinth; does affect but is limited to 10 feet on the pipe as installed

Volume 650, Page 340 Blanket Type 10' Water/Sewer Easement to City of Corinth; does affect but is limited to 10 feet on the pipe as installed

Volume 1560, Page 19 Easement to City of Corinth; does not affect

Volume 1560, Page 25 Easement to City of Corinth; does not affect

CCF# 94-R0082224 Easement to Oakmont Country Club Estates Property Owners Association; does affect as shown

CCF# 94-R0082227 Easement to Hillwood/Oakmont, Ltd.; does not affect

CCF# 94-R0082228 Easement to Hillwood/Oakmont, Ltd.; does not affect

CCF# 94-R0082229 Easement to Hillwood/Oakmont, Ltd.; does affect as shown

CCF# 95-R0077908 Easement to City of Corinth; does not affect

CCF# 2008-48786 Easements in Declaration of Covenants, Conditions and Restrictions; do affect

CCF# 94-R0082216, CCF# 94-R0082220, CCF# 94-R0082221 & CCF# 95-R0063857 Easements in Declaration; do affect

LEGEND

- POWER POLE
- GUY WIRE
- WATER VALVE
- ELECTRIC METER
- WATER DRAIN MANHOLE
- SEWER MANHOLE
- ELECTRIC RISER
- BURIED CABLE SIGN
- TRAFFIC SIGNAL CONTROLS
- R.O.W. RIGHT-OF-WAY
- D.E. DRAINAGE EASEMENT
- F.E. FIRE LANE EASEMENT
- P.A.E. PRIVATE ACCESS EASEMENT
- S.V.E. SIGHT VISIBILITY EASEMENT
- CAPIRE CAPPED IRON ROD FOUND
- PLAT OR DEED CALL
- OVERHEAD UTILITIES
- ASPHALT
- CONCRETE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	207.11'	953.31'	12°26'51"	S 42°16'37" W	206.70'
C2	26.98'	150.00'	10°18'14"	N 36°20'14" W	26.94'
C3	52.40'	1178.30'	12°32'52"	S 52°48'24" E	52.39'



TITLE COMPANY



1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446
JOB NUMBER: 140762-04
DRAWN BY: MMF
DATE: 10-28-2016
R.P.L.S.
KENNETH A. ZOLLINGER