

LEGAL DESCRIPTION

BEING a 0.697 acre tract of land situated in the Alexander Hill Survey, Abstract No. 623, in the City of Denton, Denton County, Texas, being all of Tract V, a called 0.626 acre tract of land and all of Tract VII, a called 0.07 acre tract of land, as described in a Deed to Veldin, LLC, and recorded in Document No. 2016-104553 of the Official Records of Denton County, Texas (O.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a metal fence corner post found at the southwest corner of said Tract V, common with the northwest corner of a called 0.291 acre tract of land described in Deed to Miguel Angel Ruiz-Garcia, as recorded in Volume 4152, Page 2258 of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.), and located in the east line of Tract Three, a called 3.13 acre tract of land described in a Deed to Pecan Grove Office Park, LLC, as recorded in Document No. 2013-85183 (O.R.D.C.T.);

THENCE North 00°08'48" West, departing the north line of said 0.291 acre tract, and along the common east line of said 3.13 acre Tract Three and the west line of said Tract V, a distance of 141.37 feet to a 3/8 inch iron rod found at the northwest corner of said Tract V, the northeast corner of said 3.13 acre Tract Three, and located in the south line of said Tract VII;

THENCE South 89°58'42" West, departing the west line of said Tract V, and along the north line of said 3.13 acre Tract Three, a distance of 122.21 feet to a 1/2 inch iron rod found at the southwest corner of said Tract VII and the southeast corner of Tract Six, a called 2.931 acre tract of land described in a Deed to Pecan Grove Office Park, LLC, as recorded in Document No. 2013-85183 (O.R.D.C.T.);

THENCE North 12°54'18" East, departing the north line of said 3.13 acre Tract Three, and along the east line of said 2.931 acre Tract Six, a distance of 15.27 feet to a 5/8 inch iron rod with cap stamped "TNP" set at the northwest corner of said Tract VII and the southwest corner of a called 0.08 acre tract of land conveyed to Massoud Ebrahimi and Behrooz Anvari by Deed recorded in Volume 4608, Page 377 of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.), and being more fully described in Vol. 362, Pg. 514 of the Deed Records of Denton County, Texas (D.R.D.C.T.);

THENCE South 88°09'03" East, departing the east line of said 2.931 acre Tract Six, and along the common south line of said 0.08 acre tract and the north line of said Tract VII, a distance of 173.36 feet to an "X" Cut set at the northwest corner of a 70 foot by 11 foot tract of land described in deed to M.M. McCreless and wife, Bessie McCreless by Deed recorded in Volume 362, Page 515 (D.R.D.C.T.);

THENCE South 01°50'57" West, departing the south line of said 0.08 acre tract and along an east line of said Tract VII, a distance of 11.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set at the southwest corner of said McCreless tract, and located in the north line of said Tract V;

THENCE South 88°09'03" East, along the north line of said Tract V, a distance of 70.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set at the southeast corner of said McCreless tract;

THENCE North 01°50'57" East, departing the north line of said Tract V, and along a west line of said Tract VII, a distance of 11.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set at the northeast corner of said McCreless tract, and located in the south line of said 0.08 acre tract;

THENCE South 88°09'03" East, departing the east line of said McCreless tract, and along the common north line of said Tract VII and the south line of said 0.08 acre tract, a distance of 74.65 feet to a 5/8 inch iron rod with cap stamped "TNP" set at the northeast corner of said Tract VII and located in the existing west right of way line of Johnson Street (variable width R.O.W.);

THENCE South 00°02'43" West, departing the south line of said 0.08 acre tract, and along the existing west right of way line of said Johnson Street, passing a 3/8 inch iron rod found at the southeast corner of said Tract VII and the northeast corner of said Tract V at a distance of 11.00 feet, and continuing for a total distance of 145.04 feet to a 60D Nail found at the southeast corner of said Tract V and the northeast corner of said 0.291 acre tract;

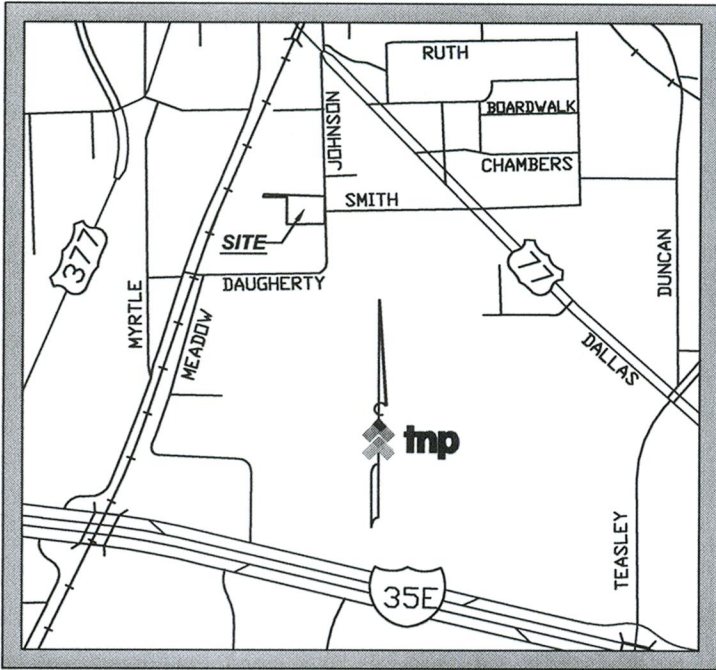
THENCE South 89°44'24" West, departing the existing west right of way line of said Johnson Street, and along the common south line of said Tract V and the north line of said 0.291 acre tract, a distance of 198.58 feet to the POINT OF BEGINNING, and containing 0.697 acres of land, more or less.

SURVEYOR'S CERTIFICATION

TO: THE CITY OF DENTON, TEXAS, VELDIN, LLC AND REUNION TITLE.

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, and 13 of Table A thereof. The field work was completed on July 25, 2017.

Marvin King, R.P.L.S. 7/27/17
Texas Registration No. 5581
Date of Plat or Map: July 27, 2017



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T.B.P.L.S. Firm No. 10011601

LEGEND	
	CALCULATED POINT
	1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
	5/8" CAPPED IRON ROD STAMPED "TNP" SET
	"X" SET IN CONCRETE
	CONTROLLING MONUMENT
	CLEANOUT (CO)
	GAS METER (GM)
	ELECTRIC METER (EM)
	FIRE HYDRANT
	SANITARY SEWER MANHOLE (SSMH)
	POWER POLE
	MAIL BOX (MB)
	WATER VALVE
	WATER METER
	DEED RECORD CALL
	SUBJECT TRACT BOUNDARY
	PROPERTY LINE
	EXISTING EASEMENT
	EXISTING RIGHT-OF-WAY
	EDGE OF ASPHALT
	OVERHEAD ELECTRIC LINE

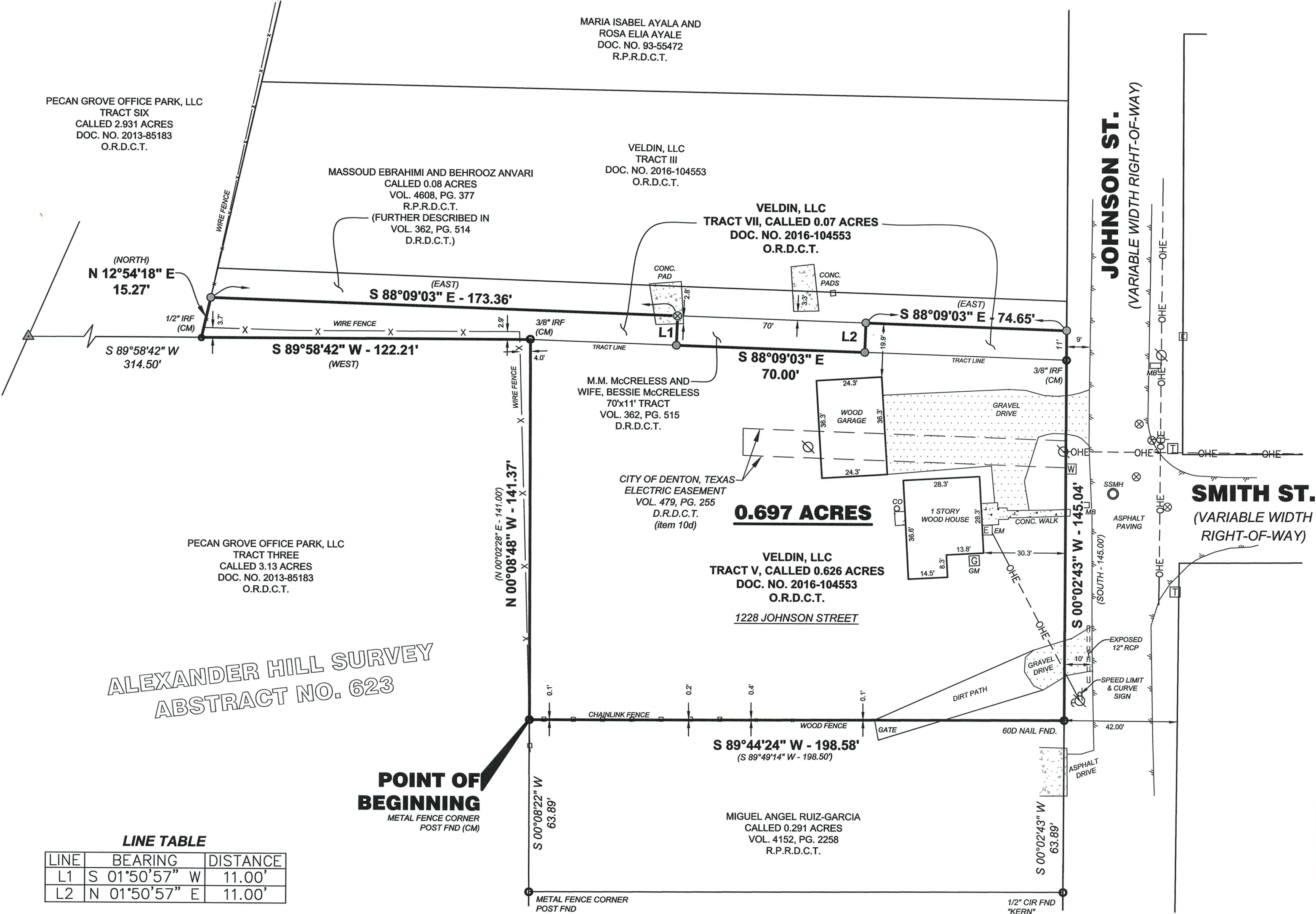
SURVEY NOTES:

- 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 4202: NAD83(2011) EPOCH 2010) 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 1.000147317 to scale from grid to surface.
- The property shown hereon lies within Zone "X" (unshaded), as depicted by scaled map location and graphical plotting on the FEMA Flood Insurance Rate Map, Community Panel No. 48121C0360G Map Revision Date April 18, 2011. Zone "X" - Other Areas (unshaded) 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.
- This Survey was prepared with benefit of that certain Title Commitment, GF No. 2027-160161-RU with effective date of August 19, 2015, provided by Reunion Title. For easements, rights-of-way and/or other matters of record that may affect this tract, the Surveyor relied solely on said Title Commitment.

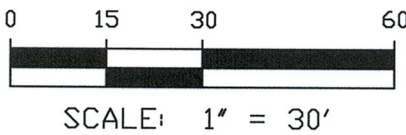
TITLE COMMITMENT NOTES:

THIS TRACT IS SUBJECT TO THE FOLLOWING SCHEDULE B ITEMS.

(10d) Electric Easement to the City of Denton, Texas as recorded in Vol. 479, Pg. 255, D.R.D.C.T. (as shown)



tnp



ALTA/NSPS LAND TITLE SURVEY

0.697 ACRE TRACT

SITUATED IN THE
ALEXANDER HILL SURVEY, ABSTRACT NO. 623
CITY OF DENTON, DENTON COUNTY, TEXAS

SHEET 1 OF 1

TNP PROJECT DME13222