



FIELD NOTES
35.611 ACRES

BEING all that certain lot, tract, or parcel of land situated in the P.K. Wagner Survey Abstract Number 1342 in the City of Lewisville, Denton County, Texas, being a part of that certain tract of land conveyed by deed from Hammersmith Development Company to Lewisville 33 Partners, L.P. recorded under Document Number 2005-20991, Real Property Records, Denton County, Texas, and being a part of that certain tract of land conveyed by deed to Foremost Investments, Ltd. recorded under Document Number 2005-45591, Real Property Records, Denton County, Texas, and being all that certain tract of land conveyed by deed from T.A.T. Partners, Ltd. to Lewisville 33 Partners, L.P. recorded under Document Number 2007-88245, Real Property Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod found for corner in the south line of Lot 1D-1, Block A of Mungo Industrial Subdivision, an addition to the City of Lewisville, Denton County, Texas, according to the plat thereof recorded in Cabinet X, Page 971, Plat Records, Denton County, Texas, said point being the northwest corner Lot 1, Block B of McGee Park Addition, an addition to the City of Lewisville, Denton County, Texas, according to the plat thereof recorded in Cabinet F, Page 89, Plat Records, Denton County, Texas;

THENCE S 20° 24' 22" E, 212.56 feet with the west line of said Lot 1, Block B of said McGee Park Addition to an iron rod found for corner;

THENCE S 29° 10' 30" E, 492.22 feet with the west line of said Lot 1, Block B of said McGee Park Addition to an iron rod found for corner in the south line of Moccasin Trail an unimproved 60.0 foot right-of-way;

THENCE N 58° 46' 53" E, 366.14 feet with the south line of said Moccasin Trail to an iron rod set for corner in the west line of Interstate Highway Number 35-E, a public roadway having a variable width right-of-way;

THENCE S 33° 14' 19" E, 33.03 feet with said west line of said Interstate Highway to a right-of-way disc for corner;

THENCE S 32° 56' 05" E, 458.32 feet with said west line of said Interstate Highway to an iron rod set for corner;

THENCE N 89° 52' 31" W, 674.69 feet with the north line of Lot 1R, Block A of Blake C. Bowen Addition, an addition to the City of Lewisville, Denton County, Texas, according to the plat thereof recorded in Cabinet Y, Page 368, Plat Records, Denton County, Texas, to an iron rod found for corner, said point being the northwest corner of said Blake C. Bowen Addition;

THENCE S 00° 07' 34" W, 367.00 feet with the west line of said Blake C. Bowen Addition to an iron rod set for corner in the north line of Lot 1R, Block A of Q.T. 942 Addition, an addition to the City of Lewisville, Denton County, Texas, according to the plat thereof recorded under Document Number 2009-48, Plat Records, Denton County, Texas;

THENCE N 89° 44' 18" W, 940.72 feet with the north line of said Q.T. 942 Addition to an iron rod found for corner in the east line of McGee Lane, a public roadway;

THENCE N 00° 29' 53" W, 291.02 feet with said east line of said McGee Lane to an iron rod set for corner in the south line of a right-of-way deed conveyed by deed to the City of Lewisville recorded in Volume 5157, Page 2055, Real Property Records, Denton County, Texas;

THENCE N 84° 49' 30" E, 303.09 feet with the south line of said right-of-way to an iron rod set for corner;

THENCE N 06° 10' 31" W, 39.21 feet with the east line of said right-of-way to an iron rod found for corner;

THENCE along the arc of a curve to the right having a central angle of 12° 09' 51", a radius of 398.00 feet, an arc length of 84.50 feet, whose chord bears S 78° 40' 09" W, 84.34 feet with the north line of said right-of-way to an iron rod found for corner;

THENCE S 84° 43' 24" W, 203.80 feet with the north line of said right-of-way to an iron rod found for corner;

THENCE N 48° 48' 26" W, 17.48 feet with the north line of said right-of-way to an iron rod set for corner in said east line of said McGee Lane;

THENCE N 00° 31' 33" W, 921.91 feet with said east line of said McGee Lane to an iron rod set for corner in the south line said Mungo Industrial Subdivision;

THENCE N 58° 54' 04" E, 618.06 feet with said south line of said Mungo Industrial Subdivision to the PLACE OF BEGINNING and containing 35.611 acres of land.

- LEGEND
 R.O.W. = RIGHT OF WAY
 U.E. = UTILITY EASEMENT
 D.E. = DRAINAGE EASEMENT
 B.L. = BUILDING LINE
 C.S.W. = CONCRETE SIDEWALK
 W.V. = WATER VALVE
 W.M. = WATER METER
 F.I.R. = FOUND IRON ROD
 S.I.R. = SET IRON ROD
 P.P. = POWER POLE
 L.P. = LIGHT POLE
 S.P. = SERVICE POLE
 I.C.V. = IRRIGATION CONTROL VALVE
 F.O.C. = FIBER OPTIC CABLE
 T.C.B. = TRAFFIC CONTROL BOX
 C.O. = SANITARY SEWER CLEANOUT
 E.B. = ELECTRIC BOX
 T.E.L. = TELEPHONE BOX
 F.H. = FIRE HYDRANT
 G.L.M. = GAS LINE MARKER
 S.T.M.H. = STORM SEWER MANHOLE
 F.O.C.M. = FIBER OPTIC CABLE MARKER
 X = FENCE
 OH = OVERHEAD POWER LINE

TO THE LIENHOLDERS AND/OR THE OWNERS AND/OR PURCHASERS OF THE PREMISES SURVEYED:
 I hereby certify that on the 23rd day of December, 2015, this survey was made on the ground as per the field notes shown on this survey and is true, correct and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way easements and other matters of record of which I have knowledge or have been advised, whether or not of record, affecting the property. Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets or alleys by any improvements on the subject property and there are no conflicts or protrusions.
 I further certify that no portion of subject property lies within a special flood hazard area according to the FLOOD INSURANCE RATE MAP for Denton County and Incorporated Area, Map Number 48121C0535, dated April 18, 2011. (Subject property lies in Zone X).

SURVEY PLAT
 35.611 ACRES IN THE
 P.K. WAGNER SURVEY A-1342
 CITY OF LEWISVILLE
 DENTON COUNTY, TEXAS

LANDMARK SURVEYORS, L.L.C.
 4238 I-35 NORTH
 DENTON, TEXAS 76207
 (940) 382-4016
 FAX (940) 387-9784
 TX FIRM REGISTRATION NO. 10098600

Jerald D. Yensan, Professional Land Surveyor
 Texas R.P.L.S. No. 4561



NOTE:
 SURVEY WAS COMPLETED WITHOUT THE
 BENEFIT OF A TITLE SEARCH.