



**FIELD NOTES**  
155.783 ACRES

BEING all that certain lot, tract, or parcel of land situated in the W. Gaffield Survey Abstract Number 448 in Denton County, Texas, being all that certain tract of land conveyed by deed from Dorothy M. Gerbert to Gerbert Family Partnership, L.P., recorded in Volume 5237, Page 477, Real Property Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at an iron rod found for corner in the north line of that certain tract of land conveyed by deed from Charlotte Motor Speedway, Inc. to FW Sports Authority, Inc. recorded under Clerk's File Number 96-R008963, Real Property Records, Denton County, Texas and at the southwest corner of the G. Cardenas Survey abstract Number 215 and in the north line of the J. Smith Survey Abstract Number 1149, said point being the southwest corner of that certain "Tract I" of land conveyed by deed from Hillwood 114 & I-35 Ltd. to Petrus Investment, L.P. recorded in Volume 4246, Page 546, Real Property Records, Denton County, Texas;

THENCE S 89° 14' 45" W, 2677.54 feet with said north line of said Smith Survey and with the north line of the J. Ivey Survey Abstract Number 649 and with said north line of said FW Sports Authority tract and with the north line of that certain tract of land conveyed by deed from Jack Erickson et al to Doyle D. Wood recorded in Volume 1045, Page 363, Deed Records, Denton County, Texas and with the north line of the remnant of that certain First Tract of land conveyed by deed Faye Anna Mitchell to Mitchell, Mitchell, & Mitchell Partners, Ltd. recorded in Volume 4498, Page 2108, Real Property Records, Denton County, Texas to a capped iron rod marked Goodwill Marshall found for corner in the east line of the BNSF Railroad Company right-of-way;

THENCE N 17° 12' 36" E, 3268.54 feet with said east line of said Railroad Company right-of-way to an iron rod found for corner, said point being the southwest corner of that certain tract of land conveyed by deed to the Donald E. Wiley Trust et al;

THENCE N 89° 54' 54" E, 1698.28 feet with the south line of said Donald E. Wiley Trust et al tract to a bois d'arc fence post in said west line of said Cardenas Survey and in the west line of said Petrus Investment tract;

THENCE S 00° 13' 18" E, 3089.50 feet with said west line of said Cardenas Survey and with said west line of said Petrus Investment tract to the PLACE OF BEGINNING and containing 155.783 acres of land.

NOTE: SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.

TO THE LIENHOLDERS AND/OR THE OWNERS AND/OR PURCHASERS OF THE PREMISES SURVEYED: I hereby certify that on the 1ST day of February, 2018, 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 only portion shown 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 48121C0485G, dated April 18, 2011. (Subject property lies in Zone A and Zone X approximately as shown).

**SURVEY PLAT**  
155.783 ACRES IN THE  
W. GAFFIELD SURVEY A-448  
DENTON COUNTY, TEXAS

B.L. = BUILDING LINE	CAV = CABLE TV BOX
C/P = COVERED PATIO/PORCH	C/D = CONCRETE DRIVE
C/S = SANITARY SEWER CLEANOUT	C/P = CONCRETE PATIO/PORCH
C/W = CONCRETE SIDEWALK	D.E. = DRAINAGE EASEMENT
E.B. = ELECTRIC BOX	F.H. = FIRE HYDRANT
F.I.R. = FOUND IRON ROD	F.O.C. = FIBER OPTIC CABLE
GLM = GAS LINE MARKER	L.P. = LIGHT POLE
P.P. = POWER POLE	S.L.R. = SET CAPPED 1/2" RPLS 4561 IRON ROD
S.P. = SERVICE POLE	SSMH = SANITARY SEWER MANHOLE
STM = STORM SEWER MANHOLE	TEL. P.D. = TELEPHONE BOX
W/D = WOOD DECK	W/M = WATER METER
W/V = WATER VALVE	U.E. = UTILITY EASEMENT
FENCE = X	OVERHEAD POWER LINE = OH

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GPS observations.

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DRAWN BY: BTH  
DATE: 01 FEBRUARY, 2018  
JOB NO.: 184255