

LEGEND OF SYMBOLS	
□	air conditioner
○	borehole
○	cable tv
—	electric meter
—	fence or handrail
—	fire dept. connection
—	fire hydrant
—	guard rail
—	grease trap
○	bollard
□	grate inlet
○	gas meter
—	irrigation valve
—	landscape or tree line
—	light pole
—	mailbox
—	monitoring well
—	overhead utility lines
—	pool equipment
—	road sign
—	silt fence
—	spot elevation
—	sanitary sewer manhole
—	storm water manhole
—	telephone manhole
—	tank fill lid
—	telephone riser
—	traffic signal pole
—	utility clean out
—	utility cabinet
—	utility vault
—	utility markings (line color = color of markings)
—	utility pole
—	utility pole with riser
—	utility sign
—	water shutoff
—	water valve
—	water manhole
—	water meter
—	well
—	one-foot contour lines (NAVD 1988)
—	tree diameter in inches at breast height
—	ornamental tree

NOTE - Some symbols may not pertain to this survey. The identification of features is subject to interpretation, verification may be required.

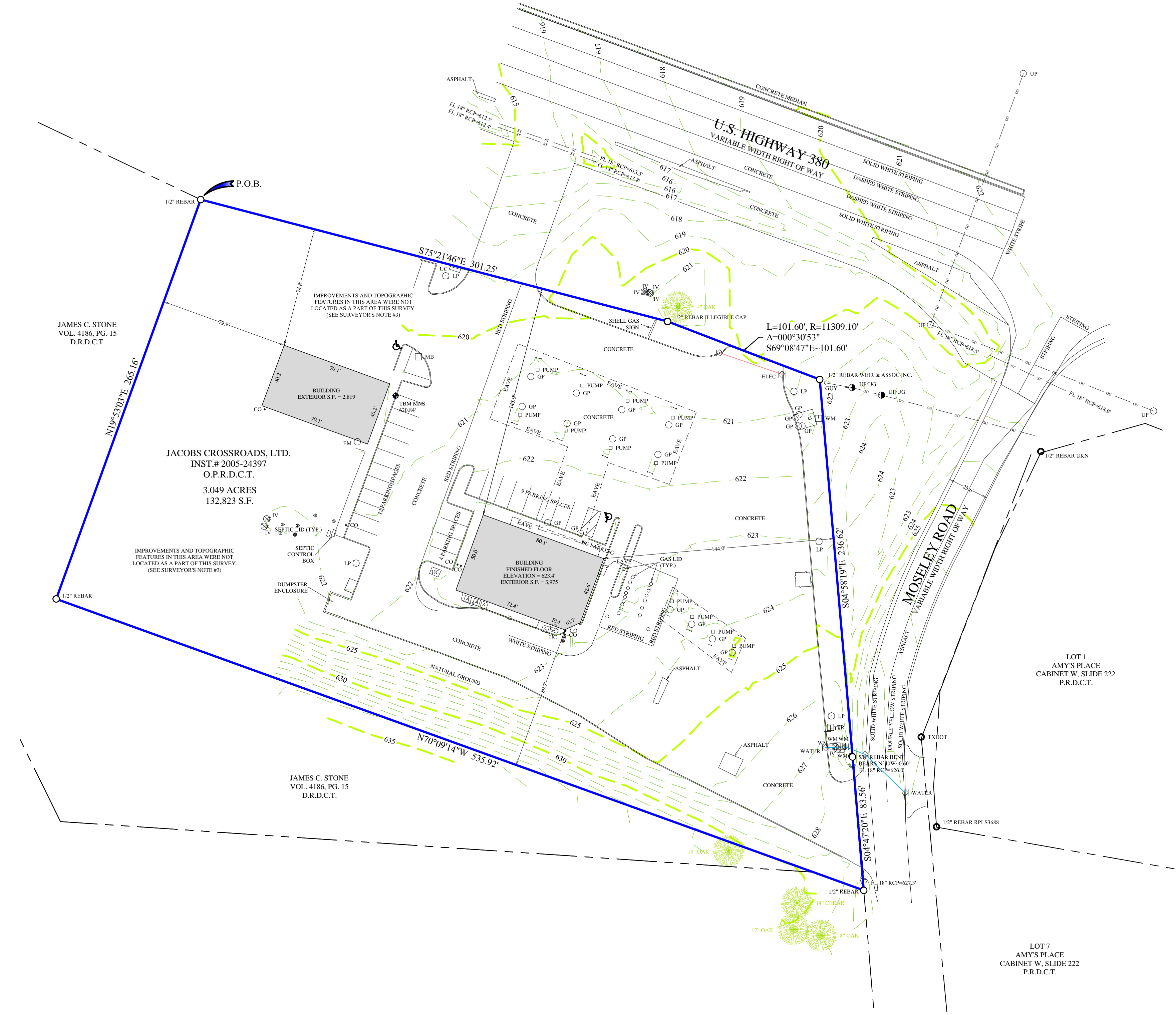
LEGEND OF ABBREVIATIONS	
U.S.SyFl.	United States Survey Feet
TxCS,83,NCZ	Texas Coordinate System of 1983, North Central Zone
NAVD'88	North American Vertical Datum of 1988
P.R.D.C.T.	Plat Records of Denton County, Texas
O.P.R.D.C.T.	Official Public Records of Denton County, Texas
D.R.D.C.T.	Deed Records of Denton County, Texas
POB	Point of Beginning
POC	Point of Commencing
RCP	reinforced concrete pipe

MONUMENTS / DATUMS / BEARING BASIS	
CRS	1/2" rebar stamped "JPH Land Surveying" set
MNS	Mag nail & washer stamped "JPH Land Surveying" set
○	Monuments are found if not marked MNS or CRS.
TBM	Site benchmark (see vicinity map for general location)
	Coordinate values, if shown, are U.S.SyFl./TxCS,83,NCZ
	Elevations, if shown, are NAVD'88
	Bearings are based on grid north (TxCS,83,NCZ)

FLOOD ZONE CLASSIFICATION	
	This property lies within ZONE(S) "X" of the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, map no. 48121C0385G, Revised Date April 18, 2011, via scaled map location and graphic plotting only.

Surveyor's Notes

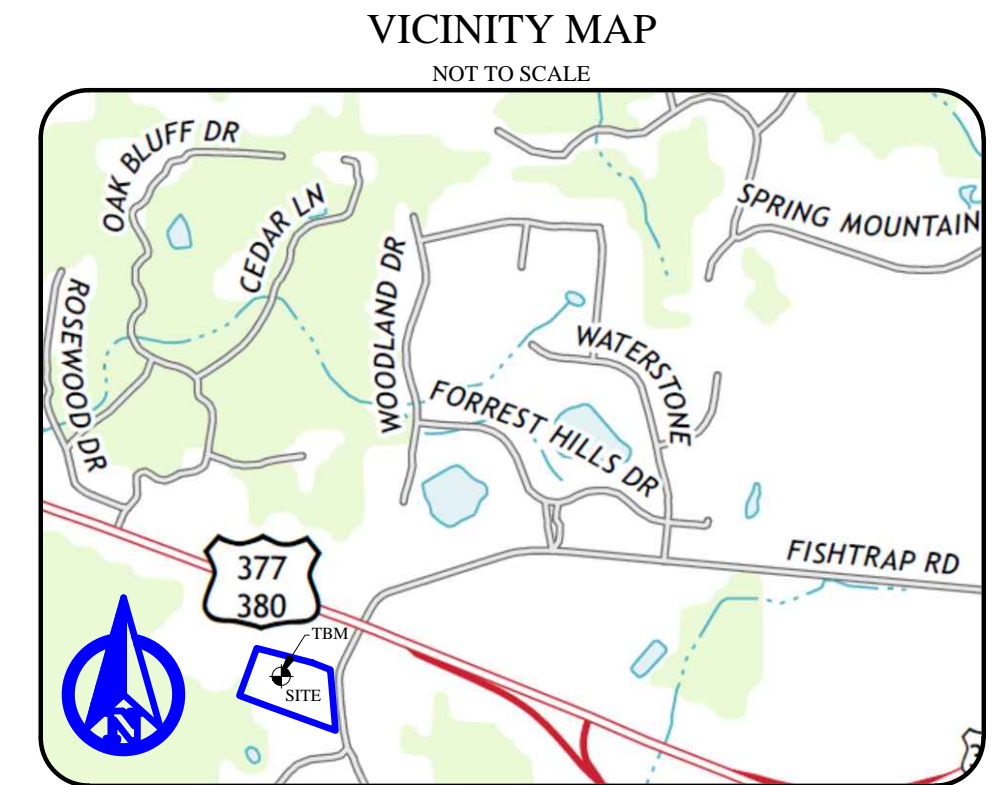
- This survey was performed without the benefit of a commitment for title insurance. Therefore, there may be easements or documents pertaining to the subject tract that are not shown or referenced hereon.
- The site benchmark is a mag nail with washer stamped "JPH LAND SURVEYING" set on top of curb approximately 480.00 feet southwesterly of the intersection of U.S. Highway 380 and Mosley Road Elevation = 620.84'
- Per ALTA item 22 client requested improvements west of the west line of the subject tract (see June 11, 2015 survey) were not located as a part of this survey.
- The was no observed evidence of current earth moving work, building construction or building additions
- There are no plans to adjust the street right of way lines, according to "Project Tracker" located on the TxDOT website (http://apps.dot.state.tx.us/apps-cq/project_tracker/)
- The was no evidence of the site being used as a solid waste dump, sump or sanitary landfill.
- Utility marking are provided by DigTess Ticket Number 550933117.
- According to the Town of Cross Roads Zoning Map, dated April 2014, the subject property is zoned C2 - Commercial 2. (zoning_questions@crossroadstx.gov). The following are according to the Comprehensive Zoning Ordinance 2002 Code, sec. 12.111 (d) - Area Regulations:
 - The total building area, including accessory buildings, shall not exceed floor area-to-land ration of 0.40 to 1.
 - Lot Area - Minimum of one acre net, exclusive of all street rights-of-way and the 100-year flood plain
 - Front Yard - Minimum 50 feet from front property line
 - Side Yard - Minimum 15 feet from property line and not to include any parking area. Minimum 100 feet from residential districts
 - Rear Yard - Minimum 15 feet from property line and not to include any parking area. Minimum 100 feet from residential districts



SURVEYED DESCRIPTION	
FIELD NOTES to that certain tract situated in the Robert J. Mosley Survey, Abstract Number 803, Town of Cross Roads, Denton County, Texas, said tract being the same tract described in the deed to Jacobs Crossroads, LTD. recorded under Instrument Number 2005-24397 of the Official Public Records of Denton County, Texas; the subject tract being more particularly described as follows:	
Beginning	at a 1/2 inch rebar found at the northwest corner of the tract described in the deed to Jacobs Crossroads, LTD. recorded under Instrument Number 2005-24397 of the Official Public Records of Denton County, Texas, said northwest corner by deed is called to be on the south right of way of U.S. Highway 380 (a variable width right of way);
THENCE	SOUTH 75 degrees 21 minutes 46 seconds EAST, with the north line of the said Jacobs Crossroads Tract, called to be the south right of way of U.S. Highway 380, a distance of 301.25 feet to a 1/2 capped rebar (illegible cap) found at the beginning of a non-tangent curve concave to the northeast having a radius of 11,309.10 feet;
THENCE	in a southeasterly direction, along the arc of the said non-tangent curve, an arc length of 101.60 feet (a chord bearing of SOUTH 69 degrees 08 minutes 47 seconds EAST, a chord distance of 301.25 feet) to a 1/2 inch capped rebar stamped "Weir & Assoc. Inc." found at the northeast corner of the Jacobs Crossroads Tract, called to be the southwest intersection of Mosley Road (a variable width right of way) and U.S. Highway 380;
THENCE	SOUTH 04 degrees 58 minutes 19 seconds EAST, with the east line of the Jacobs Crossroads Tract, called to be the west line of said Mosley Road, a distance of 236.62 feet to an angle point in the east line of the Jacobs Crossroads Tract, from which a found bent 5/8 inch rebar bears NORTH 40 degrees WEST a distance of 0.6 feet;
THENCE	SOUTH 04 degrees 47 minutes 20 seconds EAST, continuing with the east line of the Jacobs Crossroads Tract, called to be the west line of Mosley Road, a distance of 83.56 feet to a 1/2 rebar found at the southeast corner of the Jacobs Crossroads Tract;
THENCE	NORTH 70 degrees 09 minutes 14 seconds WEST, with the south line of the Jacobs Crossroads Tract, a distance of 535.92 feet to a 1/2 inch rebar found at the southwest corner of the Jacobs Crossroads Tract;
THENCE	NORTH 19 degrees 53 minutes 03 seconds EAST, with the west line of the Jacobs Crossroads Tract, a distance of 265.16 feet returning to the Point of Beginning and enclosing 3.049 acres (132,823 square feet).

To: 7-Eleven, Inc.:
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(b), 7(a)(b), 8, 9, 10(a)(b), 11(a), 13, 14, 16, 17, 18 & 22 of Table A thereof. The field work was completed on April 09, 2015.

Jewel Chadd
 Registered Professional
 Land Surveyor No. 5754
 jewel@jphls.com
 Date: June 11, 2015
 Revised: February 15, 2016 - remove old lot configuration



ALTA / ACSM LAND TITLE SURVEY
3.049 Acres
 SITUATED IN THE
Robert J. Mosley Survey
Abstract No. 803
 Town of Cross Roads
 Denton County, Texas
 2401 E. U.S. Highway 380



JPH Job No.
 2015.040.004 Hwy 380 & Mosely, Crossroads, TX - ALTA.dwg
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