



PROPERTY DESCRIPTION

Being a 4.44 acre tract of land situated in the Allen Vistal 480 acre Survey, Abstract No. 1312, Town of Little Elm, Denton County, Texas, being all that certain tract of land described in deed to HSBC Bank USA, National Association, as recorded in Instrument No. 2012-133981, Deed Records of Denton County, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2-inch iron rod at the southeast corner of the herein described tract, said iron rod being a re-entrant corner of that certain tract of land described in deed as Tract 3 to Leonid Sokolsky, as recorded in Instrument No. 2008-69102, said Deed Records;

THENCE North 89° 21' 37\"

THENCE North 07° 40' 58\"

THENCE North 83° 26' 06\"

THENCE South 35° 04' 08\"

THENCE South 05° 23' 38\"

THENCE along said common line and curve, an arc distance of 95.53 feet, having a chord bearing and distance of South 04° 39' 40\"

THIS IS TO DECLARE that on this date a survey was made on the ground, under my supervision of the above described tract of land.

On this date the easements, rights-of-way or other locatable matters of record of which the undersigned has knowledge or has been advised are as shown or noted hereon.

A portion of the subject property appears to lie within the limits of a 100-year flood hazard zone according to the Map published by the Federal Emergency Management Agency, and has a Zone \"AE, X\" Rating as shown by Map No. 48121C0420 G, dated APRIL 18, 2011. The statement that the property does or does not lie within a 100-year flood zone is not to be taken as a representation that the property will or will not flood. This survey is not to be used for construction purposes and is for the exclusive use of Fidelity National Title only and this survey is made pursuant to that one certain title commitment under the GF number FTH-11-FAH13006277TN, provided by the title company named hereon.

NOTES:

CM = CONTROLLING MONUMENT.

THIS PROPERTY IS NOT AFFECTED BY THE FOLLOWING:
(10h)-EASEMENT, C.F. NO. 98-R0078742, R.P.R.D.C.T.
(10i)-EASEMENT, C.F. NO. 98-R0078743, R.P.R.D.C.T.

THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING:
(10d)-EASEMENT, VOL. 401, PG. 179, R.P.R.D.C.T.
(10e)-EASEMENT, VOL. 1623, PG. 715, R.P.R.D.C.T.

BEARINGS ARE BASED ON PLAT RECORDED IN CAB. E, PG. 272, P.R.D.C.T.

THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS IN SCHEDULE B OF THE TITLE COMMITMENT LISTED HEREON AND IN EFFECT, IF NOT EXTINGUISHED BY OTHER INSTRUMENT, AND CITY/COUNTY ORDINANCES IN EFFECT AT THE TIME OF CONSTRUCTION.

THIS IS A SURVEY OF THE PROPERTY AS DESCRIBED IN SCHEDULE A OF THE TITLE COMMITMENT LISTED HEREON AND WAS PREPARED PURSUANT TO THE INFORMATION CONTAINED THEREIN, OTHER INTERESTS MAY EXIST.



REVISIONS	BY

Precise Land Surveying, Inc.

4625 EASTOVER DRIVE * MESQUITE, TEXAS 75149

(972) 681-7072 FAX (972) 279-1508

BOUNDARY SURVEY
1535 EAST ELDORADO PARKWAY
TOWN OF LITTLE ELM
DENTON COUNTY, TEXAS



SURVEYOR	JTT
DATE	07/26/13
TECU	MSP
PARTY CHIEF	CC
DRAWING FILE	07/24/13
FIELD DATE	07/24/13
PROFESSIONAL	J.T. THOMPSON
NO. 4604	
MAPSCO #	F:\13-FILES\513\513-0775
SCALE	1\"
JOB NUMBER	513-0775
SHEET	1
OF	1
SHEETS	