



LEGEND

- | | |
|------------|---------------------|
| XCF | "X" CUT FOUND |
| • 5/8 IRF | IRON ROD FOUND |
| TXDOT MON. | MONUMENT |
| FH | FIRE HYDRANT |
| WV | WATER VALVE |
| PP | POWER POLE |
| S | SIGN |
| GW | GUY WIRE |
| EM | ELECTRIC METER |
| SSMH | MANHOLE |
| TCB | TRAFFIC CONTROL BOX |

STATE HIGHWAY 121
(BYPASS, VARIABLE WIDTH R.O.W.)

B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 180

GGT TRG CASTLE HILLS TX, LLC
TRINSIC CASTLE HILLS ADDITION
VOL.2012 PG.256

LOT 1
BLOCK A

OLD DENTON ROAD / FM 2281
(120' +/- R.O.W., DOC# 95-R0060941 DCDR)

5' BL. VOL. 2012 PG. 256

N 89°57'21" E 503.38'

CHPC COMMERCIAL, LTD
INST. NO 2006-40688
TRINSIC CASTLE HILLS ADDITION
VOL.2012 PG.256

LOT 2
BLOCK A
129,297 SQ. FT.
2.968 AC.

15' D.C.F.W.S.D.
SANITARY SEWER EASEMENT
VOL. 2012 PG. 256

DENTON COUNTY
ELECTRIC COOPERATIVE ESMT.
CC# 2006-131836
R.F.P.D.C.T.

25' BL. VOL. 2012 PG. 256

15' D.C.F.W.S.D.
WATER EASEMENT
VOL. 2012 PG. 256

S 01°57'31" E
45.62'

5/8 IRF

S 04°08'28" W
110.68'

12' R.O.W. DEDICATION
VOL. 2012 PG. 256

S 01°54'11" E
71.78'

S 43°46'32" W
39.36'

FM 544
(120' R.O.W.)

NOTES

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

NOTES

BEARINGS BASED CM1 TO CM2 S 89°12'15" W
ALL CONERS FOUND AS NOTED IN SURVEY.

LEGAL DESCRIPTION

Being a 2.968 acre tract of land in the B.B.B. & C.R.R. Survey, Abstract No. 180, City of Lewisville, Denton County, Texas and being Lot 2, Block A of the Final Plat of TRINSIC CASTLE HILLS ADDITION to the Extra-Territorial Jurisdiction of the City of Lewisville, Denton County, Texas, according to the Plat recorded in Volume 2012 Page 256 of the Plat Records of Denton County, Texas and being more particularly described as follows:

POINT OF BEGINNING at a Brass disk set in concrete (Texas Department of Transportation) at the most southwesterly end of a corner clip at the northwest corner of the present intersection of FM 2281 known locally as Old Denton Road (a variable width right of way) and the north line of FM 544 known locally as Parker Road (a 120' width right of way) and being the southeast corner of Lot 2 Block A of aforementioned addition;

THENCE South 89 Degrees 12 Minutes 15 Seconds West with the north line of FM 544, a distance of 472.32 feet, to a 5/8 inch iron rod with cap stamped Adams Survey RPLS 5610 found for corner in the east line of Lot 1 Block A of said Trinsic Addition and continuing with east and south line the following courses and distances;

THENCE North 00 Degrees 02 Minutes 15 Seconds East, a distance of 262.31 feet, to a scored "X" found on top of stone column for corner;

THENCE North 89 Degrees 57 Minutes 21 Seconds East, a distance of 503.38 feet, to a 5/8 inch iron rod with cap stamped Adams Survey RPLS 5610 found for corner in the west line of FM 2281 a variable width right of way;

THENCE South 01 Degrees 57 Minutes 31 Seconds East with said west line, a distance of 45.62 feet, to a 5/8 inch iron rod with cap stamp #1890 for corner and being on the west line of that 12' R O W DEDICATION PER PLAT OF TRINSIC ADDITION and continuing the following courses and distances;

THENCE South 04 Degrees 08 Minutes 28 Seconds West, a distance of 110.68 feet, to a 5/8 inch iron rod with cap stamp #1890 for corner;

THENCE South 01 Degrees 54 Minutes 11 Seconds East, a distance of 71.78 feet, to 5/8 inch iron rod with cap stamp #1890 for corner;

THENCE South 43 Degrees 46 Minutes 32 Seconds West, a distance of 39.36 feet, POINT OF BEGINNING having an area of 129,297 square feet or 2.968 acres

TITLE NOTES

This survey relies on the Commitment for Title Insurance prepared by First American Title Insurance Company: GF No. 1002-176910-RTT with an effective date of January 31, 2016 and issued February 11, 2016. The surveyor has performed no additional research for easement, restrictions or other matters of record which may affect the land.

Easement and/or building lines, as shown on plat recorded in Volume 2012, Page 256, Plat Records, Denton County, Texas: 25' building lines; 15' D.C.F.W.S.D. water easements. (As shown on survey)

Easement granted by Bright Farms Partnership to Denton County Electric Cooperative, Inc. filed 10/25/2006, recorded in cc# 2006-131836, Real Property Records, Denton County, Texas. (As shown on survey)

TO: HCK Breckenridge Center, LLC (and its successors and lenders) and First American Title Insurance Company.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY, AND THAT THIS PROFESSIONAL SERVICE SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION 2, SURVEY.

This property lies within Zone X, as shown on Flood Insurance Rate Map No. 48121C0570G, dated APRIL 18, 2011.



RUDY RANGEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5664

SURVEY PLAT
LOT 2 BLOCK A
OF TRINSIC CASTLE HILLS ADDITION
B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 180

CITY OF LEWISVILLE, TEXAS, DENTON COUNTY, TEXAS,

RANGEL LAND SURVEYING
1012 TIMBERLINE DR. HEATH, TEXAS 75032
RANGELANDSURVEY@SWBELL.NET 214-325-8026
T.B.P.L.S. NO. 10077100

DATE:02-21-2016

JOB NO.