

57.097 ACRES

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED P.H. VISOR SURVEY, ABSTRACT NUMBER 1310, THE J. JORDAN SURVEY, ABSTRACT NUMBER 678, AND THE G. LANE SURVEY, ABSTRACT NUMBER 1543, ALL IN DENTON COUNTY, TEXAS, AND BEING A PART OF A TRACT OF LAND DESCRIBED IN A DEED TO ERI-ELK SPRINGS RANCH, L.P., AS RECORDED IN COUNTY CLERKS FILE NUMBER 06-155719, REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS AND BEING ALL OF LOTS 8A, 8B, AND 8C, OF BLACKJACK OAKS, ACCORDING TO THE REPLAT OF LOT 8 AS RECORDED IN CABINET Y, PAGE 507, PLAT RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED IRON ROD SET FOR CORNER IN THE SOUTH LINE OF SAID ERI-ELK SPRINGS RANCH TRACT AND IN THE NORTH RIGHT OF WAY LINE OF F.M. ROAD NUMBER 428 (SHERMAN DRIVE) AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED AS BLACKJACK OAKS ADDITION, PHASE TWO, AS RECORDED IN CABINET X, SLIDE 872, SAID PLAT RECORDS;

THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES WITH THE SOUTH LINE OF SAID ERI-ELK RANCH TRACT AND WITH THE NORTH RIGHT OF WAY LINE OF F.M. ROAD NUMBER 428:

- 1) NORTH 89 DEGREES 40 MINUTES 35 SECONDS WEST A DISTANCE OF 167.91 FEET TO A CAPPED IRON SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT;
- 2) WITH SAID CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 71.56 FEET, WITH A RADIUS OF 1004.93 FEET, WITH A CHORD BEARING OF SOUTH 88 DEGREES 17 MINUTES 01 SECONDS WEST, WITH A CHORD LENGTH OF 71.54 FEET, TO A CAPPED IRON SET FOR CORNER AT THE BEGINNING OF A COMPOUND CURVE TO THE LEFT;
- 3) WITH SAID CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 441.10 FEET, WITH A RADIUS OF 3075.00 FEET, WITH A CHORD BEARING OF SOUTH 83 DEGREES 52 MINUTES 52 SECONDS WEST, WITH A CHORD LENGTH OF 440.73 FEET TO 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO JOHN DUANE BARNETT, AND SUSAN BARNETT, AS RECORDED IN COUNTY CLERK'S FILE NUMBER 09-140360, SAID REAL PROPERTY RECORDS;

THENCE NORTH 02 DEGREES 12 MINUTES 47 SECONDS EAST A DISTANCE OF 1050.14 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID BARNETT TRACT;

THENCE NORTH 88 DEGREES 43 MINUTES 30 SECONDS WEST A DISTANCE OF 1083.43 FEET TO A CAPPED IRON ROD FOUND FOR CORNER AT A WOOD FENCE CORNER POST, AND IN THE NORTH LINE OF SAID BARNETT TRACT, AND AT THE SOUTHEAST CORNER OF A TRACT OF LAND AS DESCRIBED IN A DEED TO BRANDY K. WALLCER, AS RECORDED IN COUNTY CLERK'S FILE NUMBER 96-R0060697, SAID REAL PROPERTY RECORDS;

THENCE NORTH 02 DEGREES 19 MINUTES 44 SECONDS EAST, PASSING EN ROUTE A DISTANCE 452.02 FEET A 1/2" IRON FOUND FOR WITNESS AT THE NORTHEAST CORNER OF SAID WALLCER TRACT, AND AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO DAVID KLEVEN, AS RECORDED IN COUNTY CLERK'S FILE NUMBER 01-59250 SAID REAL PROPERTY RECORDS, AND CONTINUING A TOTAL DISTANCE OF 992.07 FEET TO A CAPPED IRON SET FOR CORNER AT THE NORTHERN-MOST NORTHWEST CORNER OF SAID ELK SPRINGS RANCH TRACT;

THENCE SOUTH 88 DEGREES 36 MINUTES 55 SECONDS EAST WITH THE NORTH LINE OF SAID ERI-ELK SPRINGS RANCH TRACT A DISTANCE OF 411.64 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER OF THE TRINITY HIGHLANDS ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET G, SLIDE 70, SAID PLAT RECORDS;

THENCE SOUTH 88 DEGREES 06 MINUTES 35 SECONDS EAST CONTINUING WITH THE NORTH LINE OF SAID ERI-ELK SPRING RANCH TRACT A DISTANCE OF 454.70 FEET TO A 1/2" IRON FOUND FOR CORNER AT THE SOUTHEAST CORNER OF SAID TRINITY HIGHLANDS ADDITION;

THENCE SOUTH 88 DEGREES 32 MINUTES 01 SECONDS EAST CONTINUING WITH THE NORTH LINE OF ERI-ELK SPRINGS RANCH TRACT A DISTANCE OF 896.02 FEET TO A CAPPED IRON ROD SET FOR CORNER IN THE NORTHERN MOST NORTHEAST CORNER OF SAID ELK SPRINGS RANCH TRACT IN THE WEST LINE OF THE BLACKJACK OAKS ADDITION ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET X, SLIDE 383 SAID PLAT RECORDS;

THENCE SOUTH 02 DEGREES 16 MINUTES 37 SECONDS WEST A DISTANCE OF 180.79 FEET TO A CAPPED IRON FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID LOT 8A;

THENCE SOUTH 87 DEGREES 40 MINUTES 54 SECONDS EAST WITH THE NORTH LINE OF SAID LOT 8A A DISTANCE OF 402.82 FEET TO A CAPPED IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF LOT 8A IN THE WEST RIGHT OF WAY OF BLACKJACK OAK ROAD;

THENCE SOUTH 02 DEGREES 16 MINUTES 53 SECONDS WEST WITH THE WEST RIGHT OF WAY OF BLACKJACK OAK ROAD A DISTANCE OF 159.92 FEET TO A PK NAIL FOUND FOR CORNER AT THE SOUTHEAST CORNER OF SAID LOT 8C;

THENCE NORTH 87 DEGREES 41 MINUTES 35 SECONDS WEST WITH THE SOUTH LINE OF SAID LOT 8C A DISTANCE OF 402.81 FEET TO A CAPPED IRON ROD FOUND FOR CORNER IN AN EAST LINE OF SAID ERI-ELK SPRINGS RANCH TRACT;

THENCE SOUTH 02 DEGREES 16 MINUTES 37 SECONDS WEST A DISTANCE OF 642.60 FEET TO A CAPPED IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID BLACKJACK OAKS, PHASE TWO ADDITION;

THENCE SOUTH 02 DEGREES 28 MINUTES 44 SECONDS WEST WITH THE WEST LINE OF SAID BLACKJACK OAKS, PHASE TWO ADDITION A DISTANCE OF 986.98 FEET TO THE PLACE OF BEGINNING AND ENCLOSING 57.097 ACRES OF LAND MORE OR LESS.

NOTE: BEARING BASIS ARE DERIVED FROM GPS OBSERVATIONS. TEXAS NORTH CENTRAL NAD 83.

NOTE: VOLUME 581, PAGE 526 IS UNABLE TO LOCATED BY DESCRIPTION AND DOES AFFECT THE PROPERTY BY RIGHTS OF INGRESS AND EGRESS.

NOTE: CF#2005-87187 DOES AFFECT THE PROPERTY AS SHOWN.

NOTE: CF#2008-102244 DOES AFFECT THE PROPERTY AS SHOWN.

NOTE: VOLUME 535, PAGE 319 DOES AFFECT THE PROPERTY AS SHOWN.

NOTE: VOLUME 339, PAGE 43 IS A BLANKET TYPE EASEMENT AND DOES AFFECT THE PROPERTY.

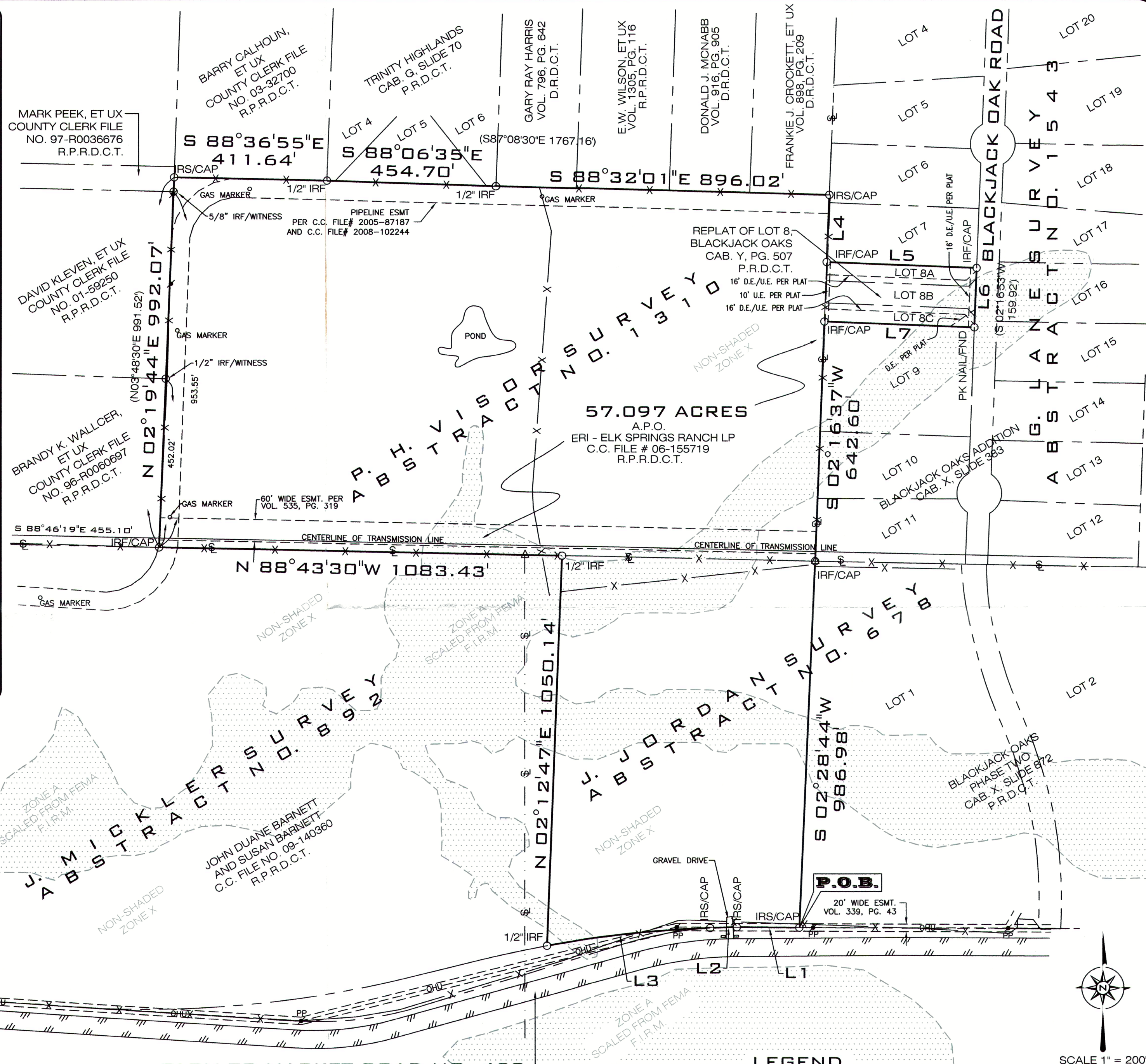
FLOOD STATEMENT: I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS, COMMUNITY NUMBER 480774, EFFECTIVE DATE 04-18-2011 AND THAT MAP INDICATES THAT A PORTION OF THIS PROPERTY IS WITHIN "ZONE A" DEFINED AS "SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD" WITHOUT BASE FLOOD ELEVATIONS DETERMINED AS SHOWN IN PANEL 0245 G OF SAID MAP. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

ERRORS: THE CLIENT OR CLIENT'S REPRESENTATIVES WILL HAVE 45 DAYS FROM THE DATE THE SURVEY WAS ISSUED TO CHANGE ANY MISPELLINGS OR ANY ERRORS ON THE SURVEY REPORT, AFTER THIS TIME HAS EXPIRED ALL PARTIES INVOLVED MUST ACCEPT THE SURVEY AS ISSUED.

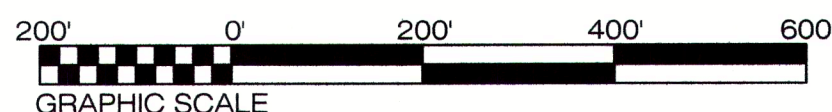
CERTIFY TO: JOHN DUANE BARNETT, SUSAN B. BARNETT, ERI-ELK SPRINGS RANCH, L.P.; CHICAGO TITLE INSURANCE COMPANY

CERTIFICATION:
THIS SURVEY HAS BEEN PREPARED IN CONNECTION WITH GF # CT000080162 AND I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PREPARED FROM AN ACCURATE ON-THE-GROUND SURVEY OF THE PREMISES DEPICTED HEREON AND DESCRIBED IN THE LEGAL DESCRIPTION ATTACHED HERETO, CONDUCTED UNDER MY DIRECTION AND SUPERVISION ON 02-15-2012 AND THAT THE FINDINGS AND RESULTS OF SAID SURVEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE SIZE, TYPE AND LOCATION OF VISIBLE AND APPARENT PERMANENT IMPROVEMENTS ARE AS SHOWN, AND THAT SAID SURVEY CORRECTLY SHOWS THE LOCATION OF ALL ALLEYS, STREETS, MAINTAINED RIGHTS-OF-WAY, AND EASEMENTS OF RECORD, AS SUPPLIED TO ME, OF WHICH THE UNDERSIGNED IS AWARE OR HAS BEEN ADVISED AFFECTING THE SUBJECT PREMISES ACCORDING TO THE DESCRIPTIONS OF RECORD, AND THAT EXCEPT AS SHOWN THERE ARE NO VISIBLE OR APPARENT INTRUSIONS, CONFLICTS OR PROTRUSIONS.

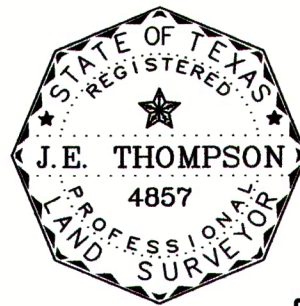
J.E. THOMPSON II R.P.L.S. No 4857



**FARM TO MARKET ROAD NO. 428
AKA WEST SHERMAN DRIVE**
(±48' ASPHALT SURFACE, 100' R.O.W. PER PLAT)



SURVEY REVISED 06-06-2012



Course	Bearing	Distance
L1	N 89°40'35" W	167.91'
L2	Rad: 1004.93' Tan: 35.79' Chd: S 88°16'47" W	Arc: 71.56' CA: 4°04'48" 71.54'
L3	Rad: 3075.00' Tan: 220.93' Chd: S 83°52'52" W	Arc: 441.10' CA: 8°13'08" 440.73'
L4	S 02°16'37" W	180.79'
L5	S 87°40'54" E	402.82'
L6	S 02°16'53" W	159.92'
L7	N 87°41'35" W	402.81'

LEGEND

- O = MONUMENT LABELS
- PP = UTILITY POLE (PP)
- UR = UTILITY RISER/TRANSFORMER (UR)
- FH = FIRE HYDRANT (FH)
- WV = WATER VALVE (WV)
- WM = WATER METER (WM)
- MH = SEWER MANHOLE (MH)
- GM = GAS METER (GM)
- SC = SURVEY CORNER
- CM = CONTROLLING MONUMENT
- BB = BEARING BASIS
- FF = FINISHED FLOOR ELEVATION
- MFCP = METAL FCP
- WFCP = WOOD FCP
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- ROW = RIGHT-OF-WAY
- CE = COMMUNICATION EASEMENT
- DE = DRAINAGE EASEMENT
- EE = ELECTRIC EASEMENT
- UE = UTILITY EASEMENT
- WE = WATERLINE EASEMENT
- PUE = PUBLIC UTILITY EASEMENT
- BCM = BURIED CABLE MARKER
- BPM = BURIED PIPELINE MARKER
- OHU = OVERHEAD UTILITY
- BOUNDARY LINES = ———
- DEED/LOT LINES = ———
- FENCE LINES = ———
- SURVEY LINES = ———



SCALE 1" = 200'

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