



1"=200'

Curve Data:
L=445.10'
R=1562.05'
Ch=N 81°27'10"E
443.59'

Curve Data:
L=106.86' (106.70')
(R=914.92')
Ch=N 65°24'50"E
106.80'

GARZA ROAD
(Old Highway 24)
Asphalt Surface (60' R.O.W.)

1/2" IRFC
C.M.

1/2" IRSC

S 89°

WFCP

P.O.B.

15.419 Acres

A called 19.237 acres of land to
R-INN Venture, Inc.
Volume 1966, Page 368, R.P.R./D.C.T.

(North 1035.00')
*(N 00°55'31"W) 1041.84'

Control Line Per Vol. 4102, Pg. 1131

A called 15.00 acres of land to
John W. Quenichet and wife, Oburn A. Quenichet
Volume 599, Page 631, D.R./D.C.T.

S 00°48'32"E 1140.97'
(South 1143.00')

Benjamin C. Shahan Survey, Abstract Number 1169
Denton County, Texas

1/2" IRF
C.M.

S 88°58'39"W 600.49'
(West 600.00')

1/2" IRF

THIS SURVEY NOT VALID

WITHOUT EMBOSSED SEAL



A called 19.4311 acres of land to
MIE, Inc.
C.C.F.# 96-R0080458, R.P.R./D.C.T.

200

GRAPH

Description
15.419 Acres

All that certain tract or parcel of land situated in the Benjamin C. Shahan Survey, Abstract Number 1169, Denton County, Texas, and being all of a called 15.00 acre tract of land described in a deed from Joseph Shoaf to John W. Quenichet and wife, Osburn B. Quenichet as recorded in Volume 599, Page 631, Real Property Records of Denton County, Texas, and being more particularly described as follows:

4'06"E 65.33' Beginning at an 8" wooden fence corner post at the northeast corner of said 15.00 acre tract and in the east line of said Benjamin C. Shahan Survey and also in the south occupied line of GARZA ROAD;

Thence South 00 Degrees 48 Minutes 32 Seconds East with the said east line and with the east line of said 15.00 acre tract and also with a west line of a called 19.4311 acre tract of land described in a deed to MIE, Inc. as recorded in County Clerk's File Number 96-R0060458, Real Property Records of Denton County, Texas, a distance of 1140.97 feet to a 1/2" iron rod found at the southeast corner of said 15.00 acre tract and at an inner ell corner of said 19.4311 acre tract;

Thence South 88 Degrees 58 Minutes 39 Seconds West with the south line of said 15.00 acre tract and with a north line of said 19.4311 acre tract part of the way, a distance of 600.49 feet to a 1/2" iron rod found at the southwest corner of said 15.00 acre tract and at an inner ell corner of a called 19.237 acre tract of land described in a deed to R-INN Venture, Inc. as recorded in Volume 1966, Page 368, Real Property Records of Denton County, Texas;

Thence North 00 Degrees 55 Minutes 31 Seconds West with the west line of said 15.00 acre tract and with an east line of said 19.237 acre tract, a distance of 1041.84 feet to a 1/2" capped iron rod found at the northwest corner of said 15.00 acre tract and in the said south occupied line and also at the start of a curve to the right having a radius of 914.92 feet;

Thence with the said curve to the right and with the north line of said 15.00 acre tract and with the said south occupied line, an arc length of 106.86 feet and said curve to the right having a chord bearing of North 81 Degrees 27 Minutes 10 Seconds East, a distance of 106.80 feet to a 1/2" capped iron rod found at the start of a curve to the right having a radius of 1562.05 feet;

Thence with the said curve to the right and with the north line of said 15.00 acre tract and with the said south occupied line, an arc length 445.10 feet and said curve to the right having a chord bearing of North 81 Degrees 27 Minutes 10 Seconds East, a distance of 443.59 feet to a 1/2" capped iron rod set for corner;

Thence South 89 Degrees 34 Minutes 06 Seconds East with the north line of said 15.00 acre tract and with the said south occupied line, a distance of 65.33 feet to the POINT OF BEGINNING and containing 15.419 acres of land.

FLOOD STATEMENT: I have examined the F.E.M.A. Flood Insurance Rate Map for the Denton County, Texas, Community Number 480774, effective date 4-2-97 and that map indicates that this property is within "Non-Shaded Zone X" defined as "Areas determined to be outside of the 500 year flood zone" as shown in Panel 0415 E of said map.

CERTIFICATION: This survey has been prepared in connection with GF # 000644038-OR and I hereby certify that I have conducted an accurate on the ground survey of the premises depicted hereon and described in the legal description attached hereto 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 the permanent improvements are as shown, and that said survey correctly shows the location of all alleys, streets, rights-of-way, and easements of record of which the undersigned has been advised effecting the subject premises according to the descriptions of record, and that except as shown there are no visible encroachments, visible overlaps, visible conflicts or visible protrusions.

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

05-04-04
Date

NOTE: Only the following easements supplied to me have been reviewed and are addressed as follows:

Volume 465, Page 88 does not affect this tract.

P.O. BOX 507
KRUM, TX 76249
940-482-6723 OFFICE
940-482-3680 FAX

114-B MAIN STREET
GAINESVILLE, TX 76240
940-665-9105 OFFICE
940-665-9106 FAX

ALLIANCE
AREA
SURVEYING

JOB NUMBER: 040285

DATE: 4-26-04

DRAWN BY: S.P.A.

CHECKED BY: J.E.T.

R.P.L.S. J.E.T.

0 200 400 600
SCALE - FEET