



CV-1
R = 345.15'
D = 41°33'33"
T = 132.44'
S = 293.89'
DI = 247.47'
S = 70°46'14" E

CV-2
R = 273.81'
D = 51°36'33"
T = 132.44'
S = 246.64'
DI = 238.30'
S = 71°33'38" E

LEGEND

PP	Power Pole
MP	Manhole
MR	Manhole
TR	Telephone/Pole
MR	Manhole
FP	Fire Hydrant
LP	Light Pole
CP	Chop Out
SM	Sign
CB	Color Box
SP	Signal Pole
ST	Street Light
SS	Storm Sewer
LS	Line Stake
CS	Control Stake

FLOOD PLAN NOTE
The flood information shown herein is graphically taken from the Federal Emergency Management Agency Flood Insurance Rate Map, Map Number 481202033 F, Map Revised December 4, 2002.

ZONE X = Area determined to be outside the 0.2% annual chance floodplain.

ZONE X (hatched) = Area of 0.2% annual chance flood areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood.

ZONE AE = Base flood elevation determination.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On high occasions, greater flood can and will occur and flood heights may be increased by natural causes. This flood statement shall not create liability on the part of the surveyor.



EXEMPT NOTES
The following measurements are omitted and could not be plotted but appear to affect the subject property:
Easement granted by Veda O'Brien and wife, Loren O'Brien to City of Corinth, filed 07/11/1972, recorded in Volume 850, Page 292, Deed Records of Denton County, Texas.
Easement granted by Corina O'Brien to City of Corinth, filed 07/11/1972, recorded in Volume 850, Page 300, Deed Records of Denton County, Texas.
Due to the age and generalization of the description the following easements could not be plotted but may affect the subject property:
Easement granted by J.A. Gorman to Texas Power & Light Company, filed 10/12/1945, recorded in Volume 236, Page 535, Deed Records of Denton County, Texas.
Easement granted by E.A. Kiger and wife, Bertha Kiger to Texas Power & Light Company, filed 10/20/1926, recorded in Volume 441, Page 248, Deed Records of Denton County, Texas.
Easement granted by E.A. Kiger and wife, Bertha Kiger to Texas Power & Light Company, filed 04/09/1960, recorded in Volume 455, Page 274, Deed Records of Denton County, Texas.

FIELD NOTE DESCRIPTION
BEING a tract of land situated in the H. GARRISON SURVEY, Abstract No. 507 and being a portion of a tract of land described in deed to PETRUS INVESTMENT, L.P., on record in Volume 4246, Page 308 of the Deed Records of Denton County, Texas (DRCOT) and being more particularly described as follows:
BEING an 1/2 inch iron rod set with a red plastic cap stamped "N.A.I." for corner, some point being in the westerly right of way line of Interstate Highway No. 35, a distance of 15.98 feet to 1/2 inch iron rod set with a red plastic cap stamped "N.A.I." for corner;
THENCE South 28 degrees 01 minutes 48 seconds West along said cut off of the end and departing the westerly right of way line of Interstate Highway No. 35, a distance of 15.98 feet to 1/2 inch iron rod set with a red plastic cap stamped "N.A.I." for corner;
THENCE South 02 degrees 18 minutes 58 seconds West a distance of 232.84 feet to a 1/2 inch iron rod set with a red plastic cap stamped "N.A.I." for corner;
THENCE along the northerly right of way line of said Meadow Oak Road the following:
North 85 degrees 37 minutes 58 seconds West a distance of 880.00 feet to a P.K. nail found for corner in asphalt pavement;
North 89 degrees 11 minutes 48 seconds West, a distance of 432.50 feet to a 2/8 inch iron rod found for corner;
THENCE North 00 degrees 18 minutes 20 seconds East departing the northerly right of way line of said Meadow Oak Road a distance of 224.87 feet to a 1/2 inch iron rod set with a red plastic cap stamped "N.A.I." for corner;
THENCE North 89 degrees 22 minutes 03 seconds West a distance of 728.84 feet to a P.K. nail set for corner in asphalt pavement, some point being in the approximate centerline of South Corinth Street (distance with right of way);
THENCE North 01 degrees 47 seconds East along said approximate centerline of said South Corinth Street a distance of 990.22 feet to a 1/2 inch iron rod set with a red plastic cap stamped "N.A.I." for corner;
THENCE North 77 degrees 36 minutes 47 seconds East departing the approximate centerline of said South Corinth Street, a distance of 295.82 feet to an "X" set in a sanitary sewer manhole for corner;
THENCE South 74 degrees 19 minutes 34 seconds East a distance of 278.55 feet to an "X" set in a sanitary sewer manhole for corner;
THENCE North 48 degrees 10 minutes 08 seconds East a distance of 478.89 feet to an "X" set in a sanitary sewer manhole for corner;
THENCE North 48 degrees 38 minutes 44 seconds East a distance of 172.40 feet to a 1/2 inch iron rod set with a red plastic cap stamped "N.A.I." for corner, said corner being in the westerly right of way line of Interstate Highway No. 35;
THENCE along the southerly right of way line of said Interstate Highway No. 35 the following:
South 39 degrees 37 minutes 18 seconds East a distance of 144.78 feet to a 1/2 inch iron rod set with a red plastic cap stamped "N.A.I." for corner;
South 38 degrees 48 minutes 23 seconds East a distance of 120.45 feet to the POINT OF BEGINNING.
CONTAINING within these metes and bounds 24,047 acres or 1,483,093 square feet more or less. Being contained within this field note description are base data on the ground survey performed in the field on the 30th day of April 2003 utilizing GPS measurements.

SURVEYOR'S STATEMENT
PETRUS INVESTMENT, L.P.
ANDREA PATRICK, LTD.
CHICAGO TITLE INSURANCE COMPANY
REPUBLIC TITLE OF TEXAS, INC.
B. J. Don
Registered Professional Land Surveyor
Texas Registration # 482
Member of the American Land Surveyors' Association, Inc.
1700 Highway 100, Suite 100
Dallas, Texas 75238
(972) 490-7000
I, B. J. Don, do hereby certify that the survey shown herein was prepared from an actual on the ground survey performed on the 30th day of April 2003, and that the professional service substantially complies with the minimum Standards of Practice as approved by the Texas Board of Professional Land Surveying effective September 1, 1982.
Please note that the use of the word "CERTIFY" or "I CERTIFY" used herein constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee.
The Surveyor has not abstracted the record title and/or easements of the subject property. The Surveyor presumes the accuracy of the record title and/or easements and assumes no liability for any easements, rights-of-way dedications or other title matters which are not abstracted in this survey. The Surveyor makes no warranty as to the accuracy of the record title and/or easements of the subject property, which may have been filed in the real property records but are not abstracted in this survey.

This survey was prepared by Republic Title of Texas, Inc. on 04/30/2003 at 08:00 AM.
Effective Date November 4, 2004

Wikelmann & Associates, Inc.
14000 Rockwall Road, Suite 100
Rockwall, Texas 75087
Phone: (972) 241-1100
Fax: (972) 241-1101
www.wikelmann.com

H. GARRISON SURVEY, ABSTRACT NO. 507
CITY OF CORINTH, TEXAS
MANUSCRIPT REALTY
14000 ROCKWALL ROAD, SUITE 100
ROCKWALL, TEXAS 75087

BOUNDARY SURVEY
34.047 ACRES

DATE	11/04/04
BY	B. J. DON
FOR	REPUBLIC TITLE OF TEXAS, INC.
PROJECT NO.	24213.00

SHEET
OF
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