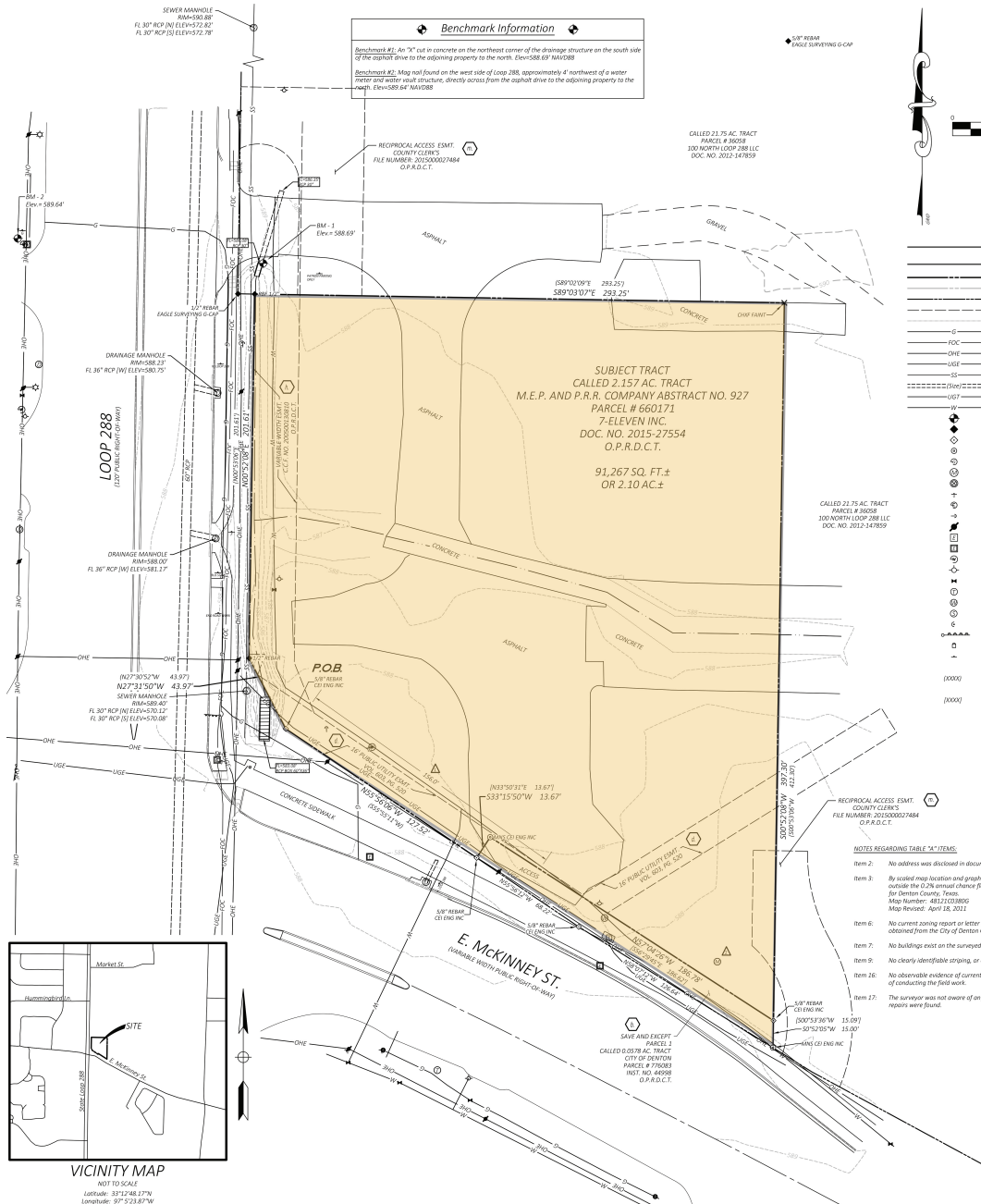


# NEC LOOP 288 & MCKINNEY

# NEC LOOP 288 & MCKINNEY ST, DENTON, TX 76209



### Legend

- Boundary Line
- - - - - Adjoining Boundary Line
- - - - - Right-of-Way Line
- - - - - Easement Line
- - - - - Break Line
- - - - - Gas Line
- - - - - FOC Undergroud Fiber Optic Line
- - - - - Overhead Electric Line
- - - - - Undergroud Electric Line
- - - - - Sanitary Sewer Line
- - - - - Storm Drainage Pipe
- - - - - Undergroud Telephone Line
- - - - - Water Line
- - - - - Warning Gas Line Sign
- - - - - Electric Meter
- - - - - Utility Pole
- - - - - Electric Meter
- - - - - Guy Wire / Anchor
- - - - - Electric Riser
- - - - - Electric Vault
- - - - - Water Meter
- - - - - Fire Hydrant
- - - - - Water Valve
- - - - - Telephone Manhole (TMH)
- - - - - Water Manhole
- - - - - Sewer Manhole (SMH)
- - - - - Sewer Clean Out
- - - - - Traffic Light (4 lamps)
- - - - - Walk Light or Light on Wire
- - - - - Traffic Sign (Type of Sign)
- (0000) Record Bearing & Distance per DEED DOC. NO. 2015-27554
- (0000) Record Bearing & Distance per DEED INSTR. NO. 49998

### NOTES REGARDING TABLE "A" ITEMS

- Item 1: No address was disclosed in documents, or observed while conducting the fieldwork.
- Item 2: By scaled map location and graphical plotting only. This property is located in unshaded Zone "X" which are areas determined to be outside the 0.2% annual chance floodplain determined by the National Flood Insurance Program, Flood Insurance Rate Map for Denton County, Texas.
- Item 3: No current zoning report or letter regarding zoning classification was provided to the Surveyor; the following information was obtained from the City of Denton GIS map. This property is zoned SC.
- Item 4: No buildings exist on the surveyed property.
- Item 5: No clearly identifiable strapping, or constructed parking was observed.
- Item 6: No observable evidence of current earth moving work, building construction or building additions were found in the process of conducting the fieldwork.
- Item 7: The surveyor was not aware of any changes in street Right-of-Way, and no observed evidence of street or sidewalk construction or repairs were found.

### Possible Encroachment Chart

- ▲ 136.07 LB. Possible Source of Encroachment  
Water Line having suitable Easement Provision.
- ▲ Possible Source of Encroachment  
-Monitoring well with no Easement Provision-

Title Commitment provided by Stewart Title Guaranty Company, File Number 21000331806, Countersigned by Stewart Title Guaranty Company Effective Date: October 14, 2021.

Exemptions	Effect on Survey
a. Rights of parties in possession.	Not survey related
b. Rights of the public and any governmental unit in any part of the land taken, devoted or used for road, street or highway purposes.	As shown hereon
c. Easement, Right of Way and/or Agreement granted to Texas Power and Light Company, by instrument recorded in Under Volume 442, Page 49 of the Real Property Records, Denton County, Texas.	The location cannot be determined from the record document
d. Easement, Right of Way and/or Agreement granted to Fawcett-Galbraith Lumber Company, by instrument recorded in Under Volume 603, Page 320 of the Real Property Records, Denton County, Texas.	As shown hereon
e. Easement, Right of Way and/or Agreement granted to Texas Power and Light Company, by instrument recorded in Under Volume 197, Page 6 of the Real Property Records of Denton County, Texas.	The location cannot be determined from the record document
f. Easement, Right of Way and/or Agreement granted to Texas Power and Light Company, by instrument recorded in Under Volume 196, Page 85 of the Real Property Records, Denton County, Texas.	The location cannot be determined from the record document
g. Easement, Right of Way and/or Agreement granted to Texas Power and Light Company, by instrument recorded in Under Volume 262, Page 307 of the Real Property Records of Denton County, Texas.	The location cannot be determined from the record document
h. Easement, Right of Way and/or Agreement granted to The City of Denton, Texas, by instrument recorded in Under County Clerk's File Number 20050033883 of the Official Public Records of Denton County, Texas.	As shown hereon
i. Easement, Right of Way and/or Agreement granted to The City of Denton, Texas, by instrument recorded in Under County Clerk's File Number 20050033883 of the Official Public Records of Denton County, Texas.	The surveyor has information indicating that it may have been released or otherwise terminated
j. Subject to any easements, rights-of-way, roadways, encroachments, etc., which a survey or physical inspection of the premises might disclose.	As shown hereon
k. Rights of tenants, and assigns, as tenants only, under currently effective lease agreements.	Not survey related
l. All terms, conditions, and provisions of that certain Restrictive Covenant Agreement, recorded in Under County Clerk's File Number 201500027555 of the Official Public Records of Denton County, Texas.	Subject Tract as referenced in document
m. All terms, conditions, and provisions of that certain Reciprocal Access Easement Agreement recorded in Under County Clerk's File Number 201500027484 of the Official Public Records of Denton County, Texas.	As shown hereon
n. All the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with some all of which are expressly excepted herefrom and not reserved hereunder, as same are set forth in instrument recorded in Under County Clerk's File Number 2012147859 of the Official Public Records of Denton County, Texas.	Parent Tract as referenced in document
o. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of interest interests that are not listed.	Not survey related

The land referred to in this Commitment is described as follows:

TRACT 1: BEING A 2.157 ACRE TRACT OUT OF THE M.E.P. & P.R.R. CO. SURVEY, ABST. NO. 922, IN THE CITY OF DENTON, DENTON COUNTY, TEXAS; AND BEING A PORTION OF THAT TRACT CONVEYED TO 105 NORTH LOOP 288, L.L.C. A TEXAS LIMITED LIABILITY COMPANY, AS RECORDED NUMBER INSTR. NO. 2010-147858, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS; TRACTS 2 AND 3, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A POINT OF BEGINNING BEING SURVEYED SET FOR THE SOUTHWEST CORNER OF SAID 2.157 ACRE TRACT, BEING IN THE SOUTHWEST CORNER OF SAID 100 NORTH LOOP 288 TRACT AND THE NORTHEAST RIGHT-OF-WAY LINE OF MCKINNEY STREET, VARIABLE WIDTH RIGHT-OF-WAY FROM WHERE A 1/2 INCH IRON ROD FOUND WITH CAP MARKED 862 BEARS N 53°25'17" W AT A DISTANCE OF 86.16 FEET; BEING THE SOUTHWEST CORNER OF SAID 100 NORTH LOOP 288 TRACT; THENCE DEPARTING THE NORTHEAST LINE OF SAID MCKINNEY STREET AND THE SOUTHWEST LINE OF SAID 100 NORTH LOOP 288 TRACT, NORTH 27 DEGREES 40 MINUTES 52 SECONDS WEST, TRAVELING THROUGH SAID 100 NORTH LOOP 288 TRACT AND WITH THE WEST LINE OF SAID 2.157 ACRE TRACT, A DISTANCE OF 48.97 FEET TO A 1/2 INCH IRON ROD WITH CAP MARKED 860 SURVEYING SET FOR CORNER; THENCE NORTH 58 DEGREES 55 MINUTES 05 SECONDS EAST, TRAVELING THROUGH SAID 100 NORTH LOOP 288 TRACT AND WITH THE WEST LINE OF SAID 2.157 ACRE TRACT, A DISTANCE OF 201.61 FEET TO A 1/2 INCH IRON ROD WITH CAP MARKED 860 SURVEYING SET FOR THE NORTHWEST CORNER OF SAID 2.157 ACRE TRACT; THENCE SOUTH 88 DEGREES 10 SECONDS EAST, TRAVELING THROUGH SAID 100 NORTH LOOP 288 TRACT AND WITH THE NORTH LINE OF SAID 2.157 ACRE TRACT, A DISTANCE OF 293.25 FEET TO A SET "X" IN CONCRETE FOR THE NORTHEAST CORNER OF SAID 2.157 ACRE TRACT.

TRACT 2 and 3 (Easement Estates): NOTE RELATIVE RECIPROCAL ACCESS EASEMENTS AS DESCRIBED IN RECIPROCAL ACCESS EASEMENT AGREEMENT FILED MARCH 29, 2015, RECORDED IN COUNTY CLERKS NUMBER 2015-27484 OF THE REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS.

SAVE AND EXCEPT 0.578 ACRES IN A DEED 7-ELEVEN, INC. TO THE CITY OF DENTON AS SHOWN IN COUNTY CLERKS FILE NUMBER 2000004968 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS.

### GENERAL NOTES:

1. This survey does not support to be a proposed tract split or replat, or any other subdivision plot as may be defined by city, county, or state law. The land owner is encouraged to check with the local planning/development authorities for any zoning procedures before proceeding with this development.
2. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
3. This plat represents an ALTA/NSPS Land Title Survey of the parcel recorded in Document Number 2015-27554 Official Public Records, of Denton County, Texas.
4. The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
5. Basis of Bearings: All bearings and distances shown hereon are grid based on Texas State Plane Coordinate System, NAD83, North Central Zone.
6. Basis of Elevation: NAVD83
7. This survey is valid only if the drawing includes the seal and signature of the surveyor.
8. This survey meets current Texas Standards of Practice For Property Boundary Surveys and Plats.
9. No attempt was made to show building setback lines graphically on this drawing. The assignment, location, or orientation of setbacks that impact the usage rights of the property are determined by the local governing jurisdiction/agency. Setback dimensions will be based on the orientation of the buildings to be constructed as approved.
10. Subsurface and environmental conditions were not examined nor considered a part of this survey.
11. Undergroud utilities were located by visible above ground markings as marked by utility locators and shown hereon as located by CEI Engineering Associates, Inc. survey field notes. All utility locations shown hereon are approximate. All utilities may not have been marked/located by the appropriate locators. No excavation has taken place as of this date to determine the exact location of existing underground utilities shown on this survey.
12. The contractor is advised to contact the 811 One-Call Center before any construction begins, depending on the state there is a possibility of a severe penalty for not making P.A. call. Not all utility companies are members of the One-Call System. Therefore the contractor is advised to contact all non-members as well as the One-Call System.

### SURVEYOR CERTIFICATION TO:

Stewart Title Guaranty Company  
7-Eleven, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6a, 7c, 8, 9, 15a, 13, 14, 16, and 17 of Table 1 of the 2021 Minimum Standard Detail Requirements. This survey was completed on 12/23/2021.

Date of Plat or Map: 1/19/2022  
2022.01.19.12.54.34.0007  
James G. Temple, TX RPLS No. 6256

NO.	DATE	DESCRIPTION
1	1-19-22	Moved exception m. to the correct location.

