

**3621 N. Josey Lane**

Being a lot, tract or parcel of land situated in the H.H. Hill Survey, Abstract No. 599, City of Carrollton, Denton County, Texas, and being a portion of a tract of land conveyed to M-Mart Venture, Ltd., a Texas limited partnership, by deed recorded in Instrument No. 2005-27051, Official Public Records, Denton County, Texas, same being a tract of land by and between M-Mart Venture, Ltd. a Texas limited partnership and Josey Rosemeade TCU, LLC, a Delaware limited liability company, by Ground Lease Agreement recorded in Instrument No. 2008-47750, Official Public Records, Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being the Northeast corner of a tract of land conveyed to Texas Credit Union, a state chartered credit union, by deed recorded in Instrument No. 2009-137622, Official Public Records, Denton County, Texas, said corner being along the West right of way line of N. Josey Lane (100 foot right of way);

THENCE South 89 degrees 45 minutes 00 seconds West, along the North line of said Texas Credit Union, a distance of 160.00 feet to a 1/2 inch iron rod found with orange plastic cap for corner;

THENCE North 00 degrees 27 minutes 01 seconds East, a distance of 18.00 feet to a point for corner;

THENCE North 89 degrees 45 minutes 00 seconds East, a distance of 159.78 feet to a point for corner, said corner being along the West right of way line of said N. Josey Lane;

THENCE South 00 degrees 15 minutes 00 seconds East, along the West right of way line of said N. Josey Lane, a distance of 18.00 feet to the POINT OF BEGINNING and containing 2,878 square feet or 0.07 acres of land.

**SURVEYOR'S CERTIFICATE**

This survey is made relying on information provided by Kingington Vanguard National Land Services in connection with the transaction described in GF# 5102022-S-TX-CP-HN. The undersigned Registered Professional Land Surveyor hereby certifies to Atlantic Properties LLC and or assigns, American National Bank, and each successor in ownership of the indebtedness secured by the insured mortgage, except a successor who is an obligor under the provisions of Section 12(c) of the Conditions and Kingington Vanguard National Land Services that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property located at 3621 N. Josey Lane described in Instrument No. 2005-27051, and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and platted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is located in Zone X and is not located in a 100 Year Flood Plain or in an identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development (Flood Insurance Rate Map No. 48121C0570G, with a date of 04/18/2011) pursuant to the Flood Disaster Protection Act of 1973.

The surveyor expressly understands and agrees that entities mentioned above are entitled to rely on this survey as having been performed to the appropriate standards of the current Texas Society of Professional Surveyors Standards and Specifications for a Texas Land Title Survey as set forth by the Texas Board of Professional Land Surveying.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

Executed this 28th day of January, 2022

FOR REVIEW ONLY

Registered Professional Land Surveyor



LINE	BEARING	DISTANCE
L1	N 00°27'01" E	18.00'
L2	S 00°15'00" E	18.00'

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 5091, PG. 409 VOL. 5117, PG. 529 DOC. NO. 2007-120422

NOTES: BEARINGS ARE BASED ON DEED RECORDED IN INSTRUMENT NO. 2005-27051, O.P.R.D.C.T., EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.



ACCEPTED BY: \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

REVISIONS		
DATE	BY	NOTES

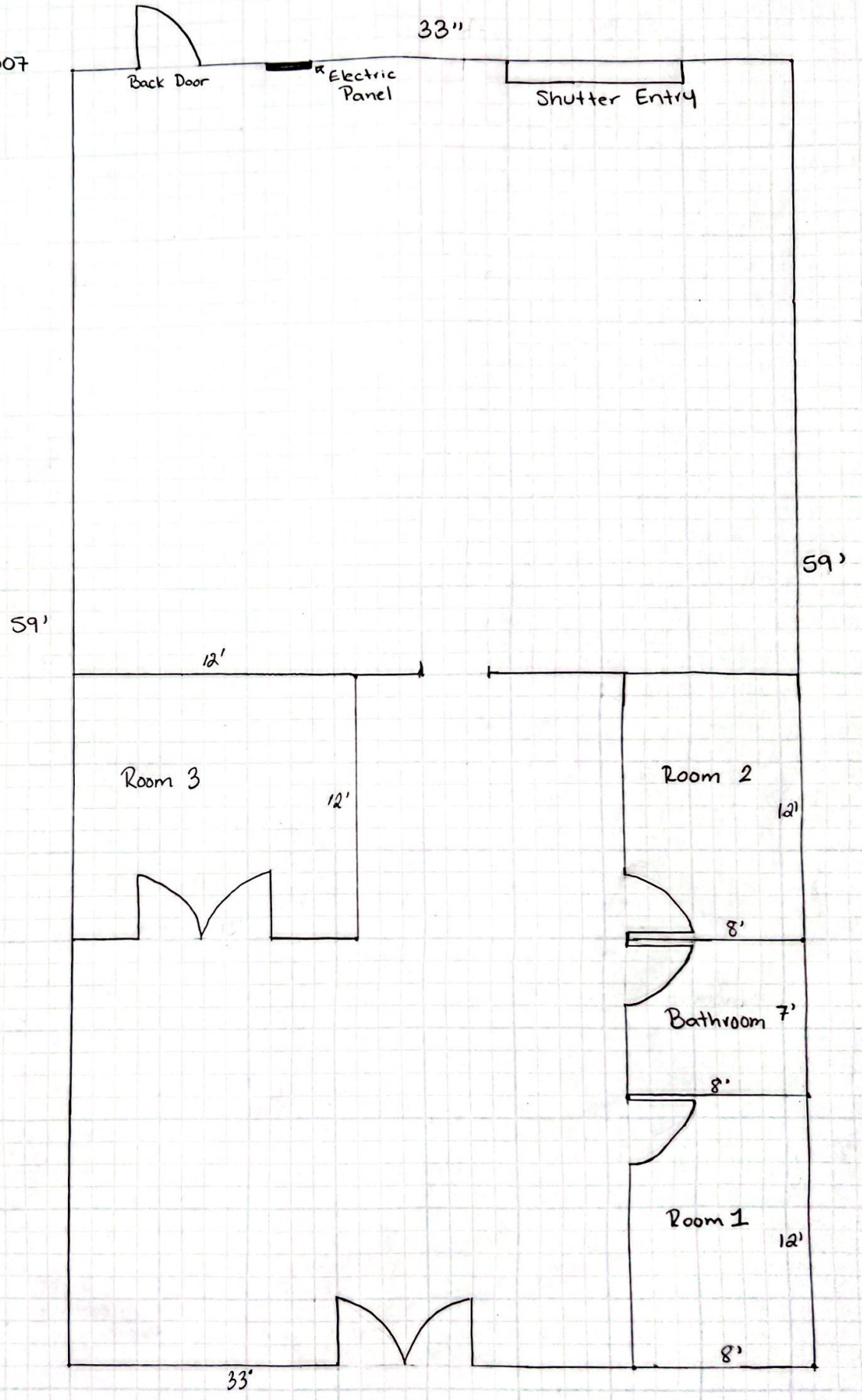
LEGEND	
○	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET
○	1" IRON PIPE FOUND
○	5/8" ROD FOUND
○	FENCE POST CORNER
○	"X" FOUND / SET
▲	UNDERGROUND ELECTRIC
▲	OVERHEAD ELECTRIC
▲	POWER POLE
▲	5/8" IRF FOR WITNESS
○	PE - POOL EQUIPMENT
○	COLUMN
○	A/C
○	FIRE HYDRANT
○	DES - DES
○	DES - DES
○	CHP - CHP
○	CHP - CHP
○	ASPHALT PAVING
○	CHAIN LINK FENCE
○	WOOD FENCE
○	0.5" WIDE TYPICAL BARBED WIRE
○	IRON FENCE
○	FIRE FENCE
○	COVERED PORCH, DECK OR CARPORT
○	OVERHEAD ELECTRIC SERVICE
○	OVERHEAD POWER LINE
○	CONCRETE PAVING
○	DOUBLE SIDED WOOD FENCE
○	GRAVEL/ROCK ROAD OR DRIVE



SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 40'	1/28/2022	22001938	SEE CERT.	TO

**TEXAS LAND TITLE SURVEY**  
 H.H. HILL SURVEY, ABSTRACT NO. 599  
 CITY OF CARROLLTON, DENTON COUNTY, TEXAS  
 3621 N. JOSEY LANE

Rosemeade Plaza  
3609 N Josey Ln  
Carrollton Tx 75007



3609

DONUTS

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