

STATE OF TEXAS §
 § PETITION TO ESTABLISH CARROLLTON
COUNTY OF DENTON § SINGER PUBLIC IMPROVEMENT DISTRICT

TO THE HONORABLE GOVERNING BODY OF THE CITY OF CARROLLTON:

COMES NOW Craig B. Singer and Carol G. Singer ("Petitioners"), and hereby request and petition the City of Carrollton (the "City") to establish the Carrollton Singer Public Improvement District (the "District") under and pursuant to the provisions of Chapter 372, Texas Local Government Code, on the hereinafter described property situated within the corporate limits of the City of Carrollton, and in support thereof would respectfully show the following:

I.

The general nature of the proposed improvements to be provided by the District, in phases, is the (i) acquisition, construction and improvement of water, wastewater or drainage facilities and improvements; (ii) acquiring, constructing, improving, widening, narrowing, closing or rerouting streets, roadways or their rights-of-way; (iii) acquisition, by purchase or otherwise, of real property or contract rights in connection with each authorized improvement; and (iv) payment of expenses incurred in the establishment, administration and operation of the District and the costs of issuance or credit enhancement of any bonds issued by or on behalf of the District, if necessary.

II.

The estimated costs of constructing and acquiring all of the currently proposed public improvements, together with bond issuance costs, legal and financial fees, letter of credit fees and expenses, bond credit enhancement expenses, capitalization of bond interest, the creation of a bond reserve fund, expenses incurred in the establishment, administration and operation of the District and acquisition, by purchase or otherwise, of real property or contract rights in connection with each authorized improvement, is presently estimated to be a total of approximately \$11,000,000, based on the estimated current and future costs for construction and acquisition of a water, wastewater, roadway and drainage system to serve the area within the District, as authorized by law. The total costs of the improvements shall be paid from any revenues or assessments lawfully available to the City, anticipating that the costs of acquisition of the water, wastewater, roadway and drainage system will be paid pursuant to a contractual reimbursement obligation secured by and payable from a special assessment levied on all property within the District's boundaries for the public improvements.

III.

The boundaries of the proposed District are fully described in Exhibit "A", attached hereto and made a part hereof for all purposes.

IV.

The proposed method of assessment is to impose a special assessment to be paid in installments on all useable property within the District, net of any public right-of-way, according to the value of the property, without regard to the value of improvements on the property, or in any other manner that results in imposing equal shares of the cost on property similarly benefitted. A report will be prepared showing the special benefits accruing to property within the District and how the costs of the public improvements are assessed to property on the basis of special benefit received by the property from the public improvements.

V.

All costs incurred by the District shall be paid by the District, and there shall be no apportionment of costs between the District and the City as a whole. The City will not be obligated to provide any funds to finance the proposed improvements except from assessments generated by property within the District.

VI.

Management and administration of the District shall be by the City. The City may contract from time to time with a private company for District administrative services.

VII.

The individuals executing this Petition are duly authorized to execute this Petition, and the Petitioners and the undersigned request the establishment of the District.

VIII.

An Advisory Board may be established to develop and recommend an improvement plan to the City Council of the City of Carrollton (the "Council"). The Petitioners request that if the Council establishes an Advisory Board, that such Advisory Board should include representatives of the Petitioners.

IX.

This Petition has been executed for and on behalf of (i) the owners of more than 50% of the taxable real property described in said Exhibit A, representing all of the appraised value of taxable real property liable for assessment under this Petition as shown by the current roll of the Denton

County Appraisal District, and (ii) the record owners of more than 50% of the real property liable for assessment under this Petition, and shall be filed with the Secretary of the City.

WHEREFORE, PREMISES CONSIDERED, Petitioners pray that the Council:

(1) duly consider this Petition and adopt a Resolution finding (i) that this Petition complies with all legal requirements; (ii) that the proposed improvements are necessary, advisable and will provide a public use and benefit to the City; and (iii) that the estimated costs of the improvements, the method of assessment and the apportionment of costs between the District and the City of Carrollton are reasonable and acceptable;

(2) call a public hearing, give notice thereof as required by law and hold such hearing on the advisability of the improvements specified in this Petition; and

(3) grant all matters requested in this Petition and grant such other relief, in law or in equity, to which Petitioner shall show itself to be entitled.

IN WITNESS WHEREOF, this Petition has been executed by the duly authorized representatives of the Petitioners on the 23 day of October, 2015.


CRAIG B. SINGER


CAROL G. SINGER

THE STATE OF TEXAS §

COUNTY OF Dallas §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Craig B. Singer, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of such partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 23rd day of October, 2015.



Notary Public in and for the State of Texas

(Notary Seal)



THE STATE OF TEXAS §

COUNTY OF Dallas §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Carol G. Singer known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of such partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 23rd day of October, 2015.



Notary Public in and for the State of Texas

(Notary Seal)



EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

94.350 ACRES
B.F. DRAPER SURVEY, A-367
W.C. CANTWELL SURVEY, A-292
W.J. BONNER SURVEY, A-122
J.T. SHERROD SURVEY, A-1691
DENTON COUNTY, TEXAS

FIELD NOTES TO ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE B.F. DRAPER SURVEY, ABSTRACT NO. 367, THE W.C. CANTWELL SURVEY, ABSTRACT NO. 292, THE W.J. BONNER SURVEY, ABSTRACT NO. 122 AND THE J.T. SHERROD SURVEY, ABSTRACT NO. 1691, BEING 94.350 ACRES OUT OF THAT CERTAIN CALLED 95.9874 ACRE TRACT OF LAND DESCRIBED IN DEED TO CRAIG B. SINGER AND WIFE, CAROL G. SINGER, RECORDED IN VOLUME 968, PAGE 505, DEED RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND IN THE WEST LINE OF THAT CERTAIN CALLED 37.902 ACRE TRACT OF LAND DESCRIBED AS TRACT Q IN DEED TO CASTLE HILLS DEVELOPMENT CORPORATION, RECORDED IN DOCUMENT NO. 2006-153342, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS FOR THE NORTHEAST CORNER OF SAID 95.9874 ACRE TRACT OF LAND;

THENCE SOUTH 01 DEGREES 22 MINUTES 59 SECONDS EAST, WITH THE EAST LINE OF SAID 95.9874 ACRE TRACT OF LAND AND THE WEST LINE OF SAID 37.902 ACRE TRACT OF LAND, A DISTANCE OF 323.24 FEET TO A WOOD FENCE CORNER POST FOUND ON THE BANK OF INDIAN CREEK;

THENCE CONTINUING WITH THE EAST LINE OF SAID 95.9874 ACRE TRACT OF LAND AND THE WEST LINE OF SAID 37.902 ACRE TRACT OF LAND, FOLLOWING A MEANDERING FENCE LINE ALONG SAID CREEK BANK, THE FOLLOWING CALLS AND DISTANCES:

SOUTH 45 DEGREES 48 MINUTES 10 SECONDS WEST, A DISTANCE OF 291.22 FEET TO A CAPPED IRON ROD SET FOR CORNER;

SOUTH 10 DEGREES 45 MINUTES 06 SECONDS WEST, A DISTANCE OF 457.30 FEET TO A CAPPED IRON ROD SET FOR CORNER;

SOUTH 36 DEGREES 18 MINUTES 21 SECONDS WEST, A DISTANCE OF 136.53 FEET TO A WOOD FENCE CORNER POST FOUND FOR CORNER;

SOUTH 01 DEGREES 31 MINUTES 23 SECONDS WEST, A DISTANCE OF 208.62 FEET TO A CAPPED IRON ROD SET FOR CORNER;

SOUTH 86 DEGREES 32 MINUTES 55 SECONDS WEST, A DISTANCE OF 350.60 FEET TO A WOOD FENCE CORNER POST FOUND FOR CORNER;

SOUTH 06 DEGREES 23 MINUTES 04 SECONDS WEST, A DISTANCE OF 238.95 FEET TO A WOOD FENCE CORNER POST FOUND FOR CORNER;

NORTH 81 DEGREES 07 MINUTES 35 SECONDS WEST, A DISTANCE OF 212.81 FEET TO A WOOD FENCE CORNER POST FOUND FOR CORNER;

SOUTH 72 DEGREES 08 MINUTES 45 SECONDS WEST, A DISTANCE OF 212.45 FEET TO A WOOD FENCE CORNER POST FOUND FOR CORNER;

NORTH 82 DEGREES 02 MINUTES 43 SECONDS WEST, A DISTANCE OF 314.24 FEET TO A WOOD FENCE CORNER POST FOUND FOR CORNER;

SOUTH 00 DEGREES 25 MINUTES 36 SECONDS WEST, A DISTANCE OF 156.60 FEET TO A WOOD FENCE CORNER POST FOUND FOR CORNER;

SOUTH 81 DEGREES 45 MINUTES 38 SECONDS WEST, A DISTANCE OF 255.06 FEET TO A WOOD FENCE CORNER POST FOUND FOR CORNER;

SOUTH 02 DEGREES 04 MINUTES 39 SECONDS EAST, A DISTANCE OF 229.74 FEET TO A WOOD FENCE CORNER POST FOUND FOR CORNER;

SOUTH 38 DEGREES 15 MINUTES 18 SECONDS WEST, A DISTANCE OF 240.38 FEET TO A CAPPED IRON ROD SET FOR CORNER;

SOUTH 10 DEGREES 45 MINUTES 04 SECONDS WEST, A DISTANCE OF 278.12 FEET TO A CAPPED IRON ROD SET FOR CORNER;

SOUTH 29 DEGREES 10 MINUTES 27 SECONDS WEST, A DISTANCE OF 205.60 FEET TO A CAPPED IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID 95.9874 ACRE TRACT OF LAND;

THENCE NORTH 87 DEGREES 39 MINUTES 46 SECONDS WEST, LEAVING SAID CREEK BANK AND WITH THE SOUTH LINE OF SAID 95.9874 ACRE TRACT OF LAND, A DISTANCE OF 222.90 FEET TO A CAPPED IRON ROD SET IN THE EAST RIGHT-OF-WAY LINE OF F.M. 2281 FOR THE SOUTHWEST CORNER OF SAID 95.9874 ACRE TRACT OF LAND

THENCE WITH SAID RIGHT-OF-WAY LINE AND THE WEST LINE OF SAID 95.9874 ACRE TRACT OF LAND, THE FOLLOWING CALLS AND DISTANCES:

NORTH 17 DEGREES 34 MINUTES 54 SECONDS WEST, A DISTANCE OF 166.47 FEET TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 98.34 FEET, A RADIUS OF 5634.58 FEET, A CENTRAL ANGLE OF 01 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS NORTH 13 DEGREES 34 MINUTES 38 SECONDS WEST, A DISTANCE OF 98.34 FEET TO A TXDOT MONUMENT FOUND AT THE END OF SAID CURVE;

NORTH 14 DEGREES 30 MINUTES 18 SECONDS WEST, A DISTANCE OF 200.06 FEET TO A CAPPED IRON ROD SET

FOR CORNER;

NORTH 13 DEGREES 04 MINUTES 23 SECONDS WEST, A DISTANCE OF 326.48 FEET TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 462.36 FEET, A RADIUS OF 3729.72 FEET, A CENTRAL ANGLE OF 07 DEGREES 06 MINUTES 10 SECONDS, AND A CHORD THAT BEARS NORTH 09 DEGREES 31 MINUTES 18 SECONDS WEST, A DISTANCE OF 462.07 FEET TO A TXDOT MONUMENT FOUND AT THE END OF SAID CURVE;

NORTH 09 DEGREES 23 MINUTES 43 SECONDS WEST, A DISTANCE OF 297.14 FEET TO A CAPPED IRON ROD SET FOR CORNER;

NORTH 01 DEGREES 14 MINUTES 04 SECONDS WEST, A DISTANCE OF 1004.53 FEET TO A CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 0.6541 ACRE TRACT OF LAND DESCRIBED IN DEED TO THE CITY OF CARROLLTON, RECORDED IN VOLUME 5049, PAGE 801, DEED RECORDS, DENTON COUNTY, TEXAS;

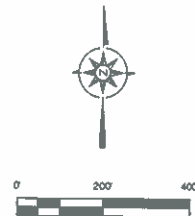
THENCE NORTH 89 DEGREES 23 MINUTES 31 SECONDS EAST, WITH THE SOUTH LINE OF SAID 0.6541 ACRE TRACT OF LAND, A DISTANCE OF 389.32 FEET TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, CONTINUING WITH SAID SOUTH LINE AND WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 274.44 FEET, A RADIUS OF 750.00 FEET, A CENTRAL ANGLE OF 20 DEGREES 57 MINUTES 56 SECONDS, AND A CHORD THAT BEARS NORTH 78 DEGREES 50 MINUTES 09 SECONDS EAST, A DISTANCE OF 272.91 FEET TO A CAPPED IRON ROD SET IN THE NORTH LINE OF SAID 95.9874 ACRE TRACT OF LAND, THE SOUTH LINE OF CASTLE HILLS, PHASE IV, SECTION A, ACCORDING TO THE PLAT RECORDED IN CABINET U, PAGE 315, PLAT RECORDS, DENTON COUNTY, TEXAS FOR THE NORTHEAST CORNER OF SAID 0.6541 ACRE TRACT OF LAND;

THENCE NORTH 89 DEGREES 23 MINUTES 31 SECONDS EAST, WITH THE NORTH LINE OF SAID 95.9874 ACRE TRACT OF LAND AND THE SOUTH LINE OF SAID CASTLE HILLS, PHASE IV, PASSING THE SOUTHEAST CORNER THEREOF, SAME BEING A POINT ON A SOUTH LINE OF SAID 37.902 ACRE TRACT OF LAND, CONTINUING WITH THE NORTH LINE OF SAID 95.9874 ACRE TRACT OF LAND AND A SOUTH LINE OF SAID 37.902 ACRE TRACT OF LAND, A DISTANCE OF 1928.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 94.350 ACRES OF LAND, MORE OR LESS.

NOTES:

1. BEARING BASIS DERIVED FROM GPS OBSERVATIONS MADE ON THE GROUND TEXAS NORTH CENTRAL NAD 83.
2. SURVEY LINES ARE APPROXIMATE LOCATIONS ONLY. INFORMATION SUPPLIED BY OTHERS.
3. VOL. 385, PG. 85 DOES NOT AFFECT SUBJECT TRACT
4. VOL. 404, PG. 248 IS A BLANKET EASEMENT TO DENTON COUNTY ELECTRIC COOPERATIVE, INC. CAN NOT BE LOCATED BY DESCRIPTION
5. VOL. 983, PG. 193 AFFECTS SUBJECT TRACT AS SHOWN
6. VOL. 534, PG. 811 AFFECTS SUBJECT TRACT AS SHOWN
7. VOL. 534, PG. 813 DOES NOT AFFECT SUBJECT TRACT
8. VOL. 950, PG. 882 AFFECTS SUBJECT TRACT AS SHOWN
9. VOL. 3128, PG. 887 AFFECTS SUBJECT TRACT AS SHOWN
10. VOL. 5049, PG. 793 AFFECTS THE SUBJECT TRACT AS SHOWN
11. EASEMENT RECORDED IN CCA# 2008-43241 IS A TEMPORARY CONSTRUCTION EASEMENT AND HAS EXPIRED



84.350 ACRES

B.F. DRAPER SURVEY A-387
W.C. CANTWELL SURVEY A-292
W.J. BONNER SURVEY A-122
J.T. SHERROD SURVEY A-1691
DENTON COUNTY, TEXAS

FIND NOTES TO ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE B.F. DRAPER SURVEY ABSTRACT NO. 387 THE W.C. CANTWELL SURVEY ABSTRACT NO. 292 THE W.J. BONNER SURVEY ABSTRACT NO. 122 AND THE J.T. SHERROD SURVEY ABSTRACT NO. 1691 BEING 84.350 ACRES OUT OF THAT CERTAIN CALLED BY SAID ACRE TRACT OF LAND DESCRIBED IN DEED TO CRAIG B. SINGER AND WIFE, CAROL G. SINGER RECORDED IN VOLUME 988 PAGE 508 DEED RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARING AT A 15 INCH IRON ROD FOUND IN THE WEST LINE OF THAT CERTAIN CALLED BY SAID ACRE TRACT OF LAND DESCRIBED AS TRACT OUTDEED TO CASTLE HILLS DEVELOPMENT CORPORATION, RECORDED IN DOCUMENT NO. 2006-153342 OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS FOR THE NORTH-EAST CORNER OF SAID 95.9874 ACRE TRACT OF LAND

THENCE SOUTH 01 DEGREES 22 MINUTES 58 SECONDS EAST, WITH THE EAST LINE OF SAID 95.9874 ACRE TRACT OF LAND AND THE WEST LINE OF SAID 37.902 ACRE TRACT OF LAND A DISTANCE OF 223.24 FEET TO A WOOD FENCE CORNER POST FOUND ON THE BANK OF HEDAW CREEK

THENCE CONTINUING WITH THE EAST LINE OF SAID 95.9874 ACRE TRACT OF LAND AND THE WEST LINE OF SAID 37.902 ACRE TRACT OF LAND FOLLOWING A MEANDERING FENCE LINE ALONG SAID CREEK BANK THE FOLLOWING CALLS AND DISTANCES

SOUTH 45 DEGREES 48 MINUTES 10 SECONDS WEST, A DISTANCE OF 291.22 FEET TO A CAPPED IRON ROD SET FOR CORNER

SOUTH 13 DEGREES 45 MINUTES 06 SECONDS WEST, A DISTANCE OF 457.30 FEET TO A CAPPED IRON ROD SET FOR CORNER

SOUTH 36 DEGREES 18 MINUTES 21 SECONDS WEST, A DISTANCE OF 136.53 FEET TO A WOOD FENCE CORNER POST FOUND FOR CORNER

SOUTH 01 DEGREES 21 MINUTES 32 SECONDS WEST, A DISTANCE OF 206.62 FEET TO A CAPPED IRON ROD SET FOR CORNER

SOUTH 86 DEGREES 32 MINUTES 56 SECONDS WEST, A DISTANCE OF 350.80 FEET TO A WOOD FENCE CORNER POST FOUND FOR CORNER

SOUTH 08 DEGREES 22 MINUTES 04 SECONDS WEST, A DISTANCE OF 238.95 FEET TO A WOOD FENCE CORNER POST FOUND FOR CORNER

NORTH 81 DEGREES 07 MINUTES 25 SECONDS WEST, A DISTANCE OF 212.81 FEET TO A WOOD FENCE CORNER POST FOUND FOR CORNER

SOUTH 72 DEGREES 08 MINUTES 45 SECONDS WEST, A DISTANCE OF 212.45 FEET TO A WOOD FENCE CORNER POST FOUND FOR CORNER

NORTH 82 DEGREES 02 MINUTES 43 SECONDS WEST, A DISTANCE OF 314.24 FEET TO A WOOD FENCE CORNER POST FOUND FOR CORNER

SOUTH 08 DEGREES 24 MINUTES 38 SECONDS WEST, A DISTANCE OF 156.60 FEET TO A WOOD FENCE CORNER POST FOUND FOR CORNER

SOUTH 41 DEGREES 45 MINUTES 30 SECONDS WEST, A DISTANCE OF 258.08 FEET TO A WOOD FENCE CORNER POST FOUND FOR CORNER

SOUTH 02 DEGREES 04 MINUTES 38 SECONDS WEST, A DISTANCE OF 229.74 FEET TO A WOOD FENCE CORNER POST FOUND FOR CORNER

SOUTH 36 DEGREES 15 MINUTES 18 SECONDS WEST, A DISTANCE OF 240.30 FEET TO A CAPPED IRON ROD SET FOR CORNER

SOUTH 10 DEGREES 45 MINUTES 04 SECONDS WEST, A DISTANCE OF 275.73 FEET TO A CAPPED IRON ROD SET FOR CORNER

SOUTH 24 DEGREES 19 MINUTES 27 SECONDS WEST, A DISTANCE OF 305.60 FEET TO A CAPPED IRON ROD SET FOR THE SOUTH-EAST CORNER OF SAID 95.9874 ACRE TRACT OF LAND

THENCE NORTH 67 DEGREES 38 MINUTES 44 SECONDS WEST, LEAVING SAID CREEK BANK AND WITH THE SOUTH LINE OF SAID 95.9874 ACRE TRACT OF LAND A DISTANCE OF 222.90 FEET TO A CAPPED IRON ROD SET IN THE EAST RIGHT-OF-WAY LINE OF F.M. 2281 FOR THE SOUTH-WEST CORNER OF SAID 95.9874 ACRE TRACT OF LAND

THENCE WITH SAID RIGHT-OF-WAY LINE AND THE WEST LINE OF SAID 95.9874 ACRE TRACT OF LAND THE FOLLOWING CALLS AND DISTANCES

NORTH 17 DEGREES 34 MINUTES 54 SECONDS WEST, A DISTANCE OF 166.47 FEET TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT

WITH SAID CURVE TO THE RIGHT AN ARC LENGTH OF 84.34 FEET, A RADIUS OF 934.58 FEET, A CENTRAL ANGLE OF 61 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS NORTH 13 DEGREES 34 MINUTES 39 SECONDS WEST, A DISTANCE OF 98.34 FEET TO A TYPICAL MONUMENT FOUND AT THE END OF SAID CURVE

NORTH 14 DEGREES 30 MINUTES 18 SECONDS WEST, A DISTANCE OF 200.08 FEET TO A CAPPED IRON ROD SET FOR CORNER

NORTH 13 DEGREES 04 MINUTES 23 SECONDS WEST, A DISTANCE OF 326.48 FEET TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT

WITH SAID CURVE TO THE RIGHT AN ARC LENGTH OF 142.38 FEET, A RADIUS OF 3720.73 FEET, A CENTRAL ANGLE OF 97 DEGREES 06 MINUTES 10 SECONDS, AND A CHORD THAT BEARS NORTH 08 DEGREES 31 MINUTES 14 SECONDS WEST, A DISTANCE OF 487.07 FEET TO A TYPICAL MONUMENT FOUND AT THE END OF SAID CURVE

NORTH 08 DEGREES 23 MINUTES 43 SECONDS WEST, A DISTANCE OF 207.14 FEET TO A CAPPED IRON ROD SET FOR CORNER

NORTH 01 DEGREES 14 MINUTES 04 SECONDS WEST, A DISTANCE OF 1004.53 FEET TO A CAPPED IRON ROD SET FOR THE SOUTH-WEST CORNER OF THAT CERTAIN CALLED BY SAID ACRE TRACT OF LAND DESCRIBED IN DEED TO THE CITY OF CARROLLTON, RECORDED IN VOLUME 988 PAGE 401 DEED RECORDS, DENTON COUNTY, TEXAS

THENCE NORTH 89 DEGREES 23 MINUTES 21 SECONDS EAST, WITH THE SOUTH LINE OF SAID 0.6541 ACRE TRACT OF LAND A DISTANCE OF 588.32 FEET TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE LEFT

THENCE CONTINUING WITH SAID SOUTH LINE AND WITH SAID CURVE TO THE LEFT AN ARC LENGTH OF 274.44 FEET, A RADIUS OF 730.00 FEET, A CENTRAL ANGLE OF 23 DEGREES 57 MINUTES 36 SECONDS, AND A CHORD THAT BEARS NORTH 79 DEGREES 50 MINUTES 09 SECONDS EAST, A DISTANCE OF 275.81 FEET TO A CAPPED IRON ROD SET IN THE NORTH LINE OF SAID 95.9874 ACRE TRACT OF LAND THE SOUTH LINE OF CASTLE HILLS, PHASE IV, SECTION 4, ACCORDING TO THE PLAT RECORDED IN CABINET U, PAGE 315 PLAT RECORDS, DENTON COUNTY, TEXAS FOR THE NORTH-EAST CORNER OF SAID 0.6541 ACRE TRACT OF LAND

THENCE NORTH 88 DEGREES 23 MINUTES 31 SECONDS EAST, WITH THE NORTH LINE OF SAID 95.9874 ACRE TRACT OF LAND AND THE SOUTH LINE OF SAID CASTLE HILLS, PHASE IV, PASSING THE SOUTH-EAST CORNER THEREOF, SAME BEING A POINT ON A SOUTH LINE OF SAID 37.902 ACRE TRACT OF LAND, CONTINUING WITH THE NORTH LINE OF SAID 95.9874 ACRE TRACT OF LAND AND A SOUTH LINE OF SAID 37.902 ACRE TRACT OF LAND, A DISTANCE OF 1925.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 84.350 ACRES OF LAND, MORE OR LESS

CERTIFY TO: BRIGHT REALTY, L.L.C. CRAIG B. SINGER AND WIFE, CAROL G. SINGER, FIRST AMERICAN TITLE INSURANCE COMPANY

CERTIFICATION:

THIS SURVEY HAS BEEN PREPARED IN CONNECTION WITH GF #1002-163914-RTT 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 10/15/2015 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. 4877



LEGEND			
●	PROPERTY CORNER	CM	CONTROL MONUMENT
+	BENCHMARK	+	BEARING BASIS
○	TELEPHONE UTILITY RISER (TRUP)	PP	PAVED FLOOR
□	BURIED CABLE MARKER (BCM)	MFPC	METAL FENCE CORNER POST
○	TELEPHONE MANHOLE (TMH)	WPFC	WIRE FENCE CORNER POST
○	POWER UTILITY POLE (PUP)	FL	FLAT-DEED CALLS
○	LIGHT POLE (LP)	POB	POINT OF BEGINNING
○	DRY WELL (DW)	ROW	RIGHT-OF-WAY
○	ELECTRIC VAULT (EV)	OE	ORAINAGE EASEMENT
○	ELECTRIC TRANSFORMER (ETN)	EE	ELECTRIC EASEMENT
○	WATER WELTER (WW)	UE	UTILITY EASEMENT
○	WATER VALVE (WV)	WE	WATER EASEMENT
○	FIRE HYDRANT (FH)	PUE	PUBLIC UTILITY EASEMENT
○	WATER MANHOLE (WMH)	BL	BUILDING/SETBACK LINE
○	BURIED PIPELINE MARKER (BPM)	AE	ACCESS EASEMENT
○	GAS METER (GM)	FLC	FIRELANE EASEMENT
○	GAS VALVE/TEST STATION (GVTS)	SE	SIDEWALK EASEMENT
○	GAS WELL HEAD (GWH)	SSE	SANITARY SEWER EASEMENT
○	PROPANE TANK (PT)	IRE	IRON ROD FOUND
○	SEPTIC CLEANOUT (SC)	CRF	CAPPED IRON ROD FOUND
○	SEPTIC LID (SL)	CRF	CAPPED IRON ROD SET
○	SANITARY SEWER MANHOLE (SSM)	PPF	PAVED PAV. FOUND
○	STORM DRAIN MANHOLE (SDM)	PKS	PAVED KICK SET
○	SEWER (S)	CS	CONCRETE SURFACE
○	FLUXPOLE (FP)	AS	ASPHALT SURFACE
○	MAILBOX (MB)	GS	GRAVEL SURFACE
○	ABSTRACT CORNER		

LINETYPE LEGEND	
PROPERTY LINE	---
EASEMENT LINES	---
DEED LOT LINES	---
ADJACENT LAND	---
WATER LINE	---
SEWER LINE	---
GAS LINE	---
COMMUNICATIONS LINE	---
DEEDHEAD UTILITY	---
ELECTRIC LINE	---
ASPHALT ROAD	---
GRAVEL ROAD	---
FENCE LINES	---

LAND TITLE SURVEY
84.350 ACRES

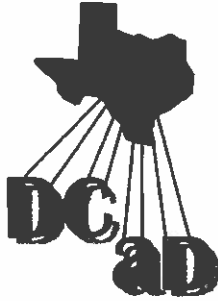
IN THE B.F. DRAPER SURVEY, ABSTRACT NO. 357
THE W.C. CANTWELL SURVEY, ABSTRACT NO. 292
THE W.J. BONNER SURVEY, ABSTRACT NO. 122
AND THE J.T. SHERROD SURVEY, ABSTRACT NO. 1691
CITY OF CARROLLTON
SENTON COUNTY, TEXAS



301 W BROADWAY ST
GAINESVILLE, TX 72640
PH 940-885-9105
FAX 940-885-9106

THE CLIENT OR CLIENT'S REPRESENTATIVES WILL HAVE 45 DAYS FROM THE SURVEY WAS ISSUED TO CHANGE ANY MISPELLINGS OR ANY ERRORS ON THE SURVEY AS ISSUED

DRAWN BY: DATE: JOB NO: SCALE: PAGE:



DENTON CENTRAL APPRAISAL DISTRICT
3911 MORSE STREET, P O BOX 2816
DENTON, TEXAS 76202-2816
www.dentoncad.com

AFFIDAVIT OF OWNERSHIP

DENTON CENTRAL APPRAISAL DISTRICT §

COUNTY OF DENTON §

I, Rudy Durham, Chief Appraiser of the Denton Central Appraisal District, Denton County, Texas, hereby certify that on October 22, 2015 ownership of the tract of land attached hereto as Exhibit "A", containing 94.350 acres of land in Denton County, Texas was as follows:

CRAIG B. SINGER and CAROL G. SINGER

I, further, confirm that as of October 22, 2015, CRAIG G. SINGER and CAROL G. SINGER were the sole record owners of the taxable real property comprising the tract of land attached hereto as Exhibit "A".

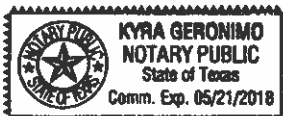


Rudy Durham, Chief Appraiser

THE STATE OF TEXAS §

COUNTY OF DENTON §

This instrument was acknowledged before me on this 22nd day of October, 2015 by Rudy Durham, Chief Appraiser of the Denton Central Appraisal District.



(Affix Notary Seal)



Notary Public in and for the State of Texas