


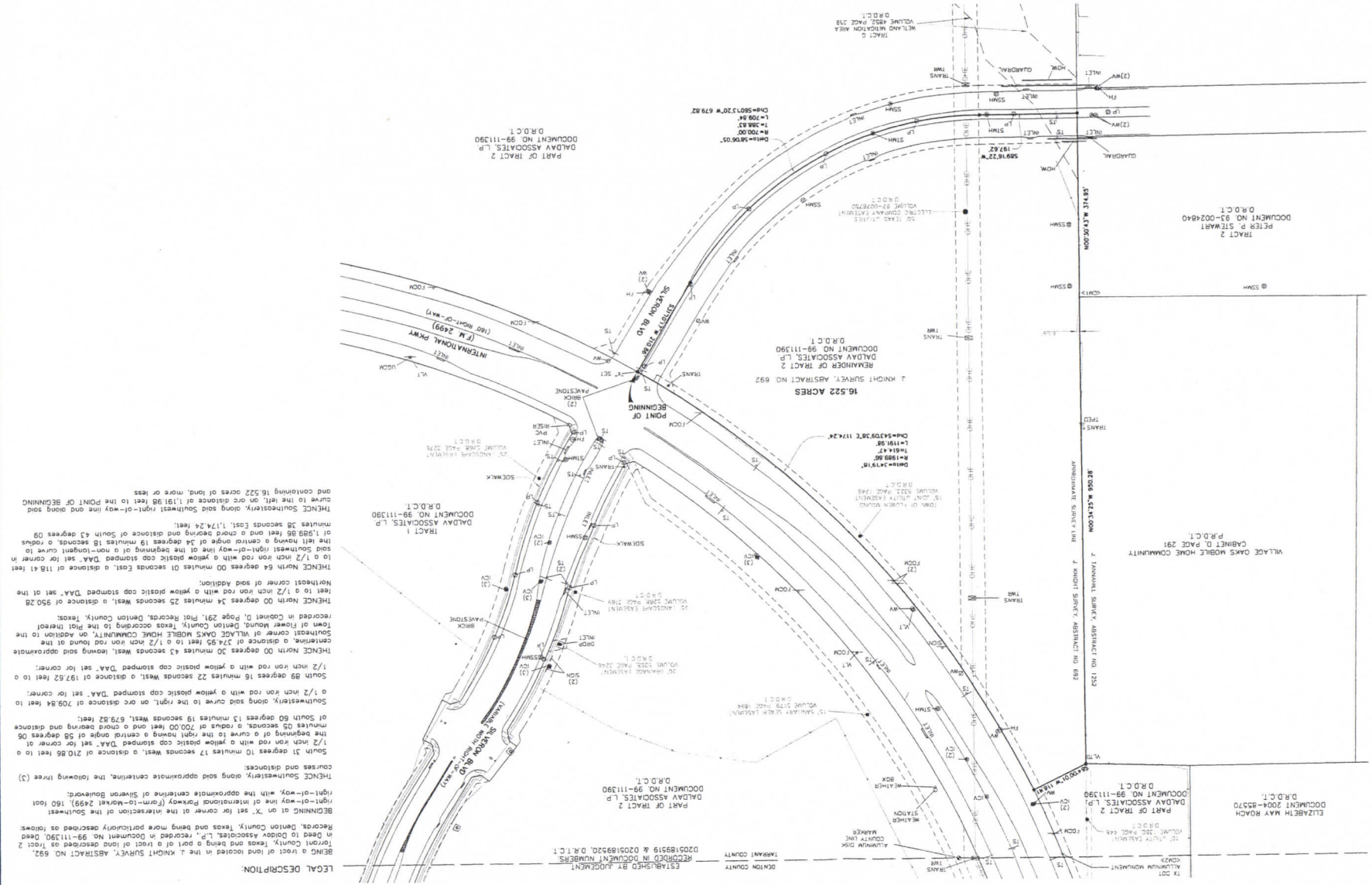
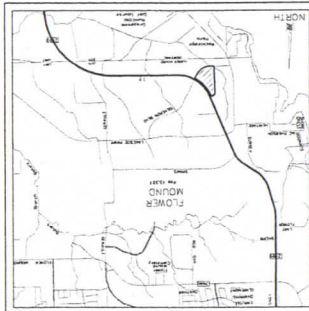
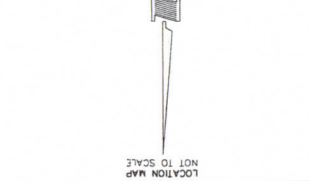
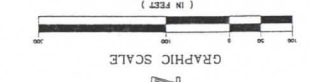
DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
			03/27/2007	1"=100'	07022	2
 DOWDY, ANDERSON & ASSOCIATES, INC. 3225 Village Creek Drive, Suite 200, Plano, Texas 75093 972.931.0694						
TOWN OF FLOWER MOUND, DENTON & TARRANT COUNTY, TEXAS						
T. KNIGHT SURVEY, ABSTRACT NO. 692						
16.522 ACRES						
LAND TITLE SURVEY						

GROSS 16.522 ACRES (SO. FT. 719,768)
NET 15.014 ACRES (SO. FT. 953,991)
— SILVERON BOULEVARD

NOTES:

- BASE OF BEARINGS DERIVED FROM THE TEXAS STATE PLANT COORDINATE SYSTEM MA631 NORTH CENTRAL ZONE UNIT FOR DIRECTIONAL CONTROL. AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON COMMUNITY PANEL NO. 48122002A, DATED APRIL 2, 1997 FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS.
- SURVEYOR ADDRESSED ONLY THOSE ITEMS LISTED IN CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE, OF NO. 709230-00. EFFECTIVE DATE DECEMBER 13, 2006. NO FURTHER RESEARCH WAS PERFORMED BY SURVEYOR.
- THIS SURVEY REMAINS THE PROPERTY OF THE SURVEYOR UNAUTHORIZED REUSE IS NOT PERMITTED WITHOUT THE PERMISSION OF THE SURVEYOR. THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE CERTIFIED PARTIES FOR ANY UNINTENDED USE WILL NOT MAKE THE SURVEYOR LIABLE FOR ANY DAMAGES INCURRED.

- LEGEND**
- 1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "TAK" (UNLESS OTHERWISE NOTED)
 - TXDOT CONTROL MONUMENT
 - TEXAS DEPARTMENT OF TRANSPORTATION
 - CONTRACT DOCUMENT
 - D.E.D. RECORDS, DENTON COUNTY, TEXAS
 - D.R.C.T. RECORDS, TARRANT COUNTY, TEXAS
 - P.R.D.C.T. RECORDS, DENTON COUNTY, TEXAS
 - TRANS. TOWER
 - TRANSMISSION TOWER
 - OVERHEAD ELECTRIC LINE
 - TRAFIC SIGN
 - UNDERGROUND CABLE MARKER
 - TRAFIC SIGN
 - TRAFIC CABLE MARKER
 - UNDERGROUND CABLE MARKER
 - VAULT
 - WIRE FENCE
 - FIRE HYDRANT
 - IRIGATION CONTROL VALVE
 - WATER METER
 - WATER VALVE
 - STORM SEWER MANHOLE
 - SANITARY SEWER MANHOLE
 - TRANSFORMER
 - HEADWALL
 - CONCRETE



LEGAL DESCRIPTION:

BEING a tract of land located in the T. KNIGHT SURVEY, ABSTRACT NO. 692, Denton County, Texas and being a part of a tract of land described as Tract 2 in Deed to Dowdy Associates, L.P., recorded in Document No. 99-111390, being a right-of-way, with the approximate centerline of Silveron Boulevard; beginning at a 7 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner at the intersection of the International Parkway (Farm-to-Market 2499), 160 foot right-of-way, with the approximate centerline of Silveron Boulevard;

thence southerly along said approximate centerline, the following three (3) courses and distances:

South 31 degrees 10 minutes 17 seconds West, a distance of 210.85 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner at the beginning of a curve to the right having a central angle of 58 degrees 06 minutes 05 seconds, a radius of 700.00 feet and a chord bearing and distance southerly, along said curve to the right, on arc distance of 709.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner; South 09 degrees 15 minutes 22 seconds West, a distance of 197.52 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner; Thence North 00 degrees 30 minutes 43 seconds West, bearing said approximate southeasterly corner of Village Oaks Mobile Home Community, on addition to the centerline, a distance of 37.95 feet to a 1/2 inch iron rod found at the Southeast corner of Village Oaks Mobile Home Community, Texas; recorded in Consent to, Page 291, Plat Records, Denton County, Texas;

thence North 00 degrees 24 minutes 25 seconds West, a distance of 950.28 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set at the Northeast corner of said addition;

thence North 64 degrees 01 minutes 01 seconds East, a distance of 118.41 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner at the beginning of a curve to the right having a central angle of 34 degrees 19 minutes 18 seconds, a radius of 1,059.95 feet and a chord bearing and distance of South 43 degrees 09 minutes 38 seconds East, 1,174.24 feet;

thence Southeasterly along said southeasterly right-of-way line and along said curve to the left, on arc distance of 1,191.95 feet to the POINT OF BEGINNING and containing 16.522 acres of land, more or less.