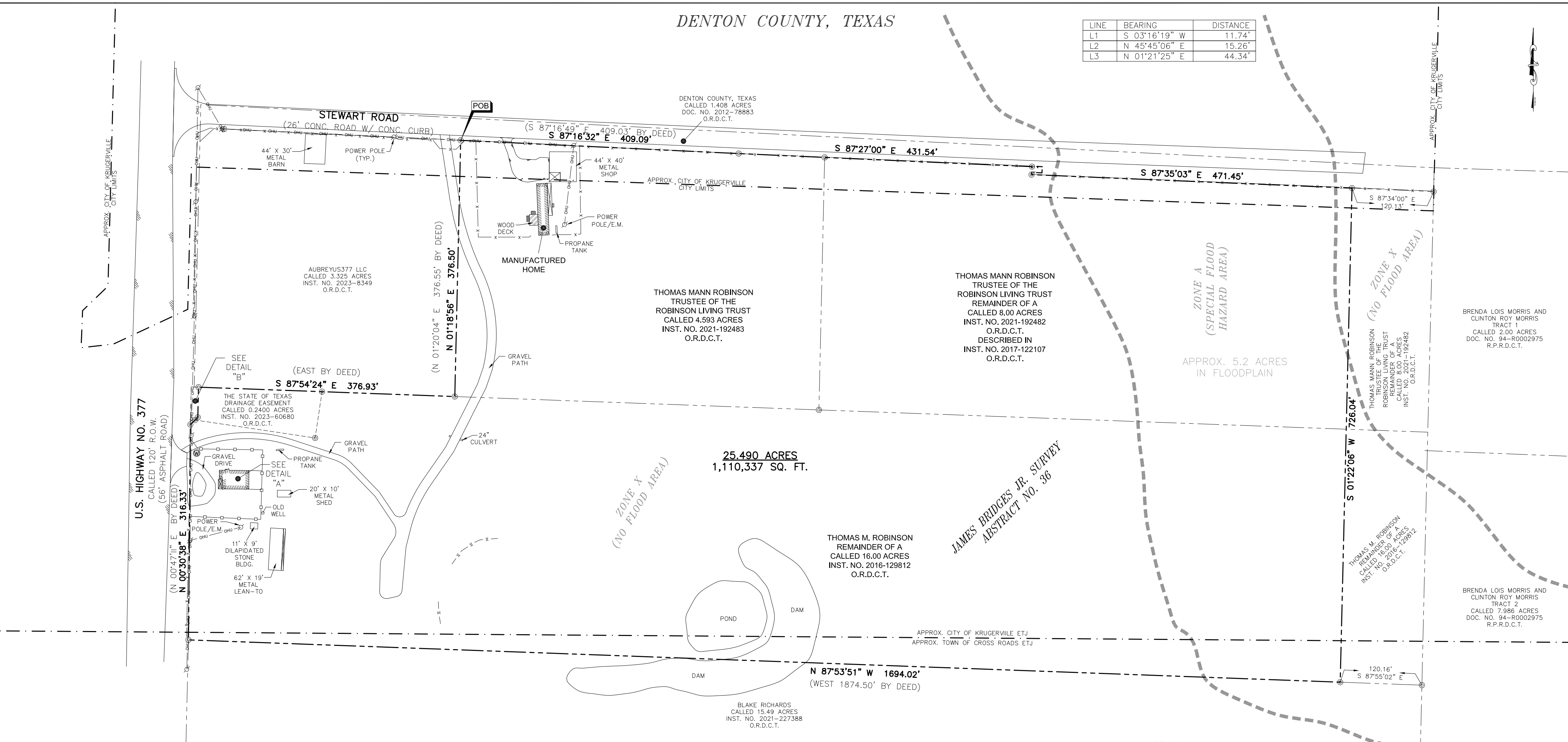


DENTON COUNTY, TEXAS

LINE	BEARING	DISTANCE
L1	S 03°16'19" W	11.74'
L2	N 45°45'06" E	15.26'
L3	N 01°21'25" E	44.34'



PROPERTY DESCRIPTION

Being a tract of land situated in the James Bridges Jr. Survey, Abstract No. 36, Denton County, Texas, and being comprised of 3 tracts of land as follows: all of a called 4.593 acres tract of land described in Deed to Thomas Mann Robinson, Trustee of the Robinson Living Trust as recorded in Instrument No. 2021-192483, Official Records, Denton County, Texas; the remainder of a called 8.00 acres tract of land described in Deed to Thomas Mann Robinson, Trustee of the Robinson Living Trust as recorded in Instrument No. 2021-192482, said Official Records and further described as a called 7.407 acres in Correction Deed to Tommy Robinson as recorded in Instrument Number 2017-122107, said Official Records; and also being the remainder of a called 16.00 acres tract of land described in Deed to Thomas M. Robinson as recorded in Instrument No. 2016-129812, said Official Records, and being more particularly described herein as follows:

BEGINNING at a 5/8 inch capped iron rod stamped "PLS, INC" found in the South right-of-way line of Stewart Road (a public road) and same being the South line of a called 1.408 acres tract of land described in Deed to Denton County, Texas as recorded in Document No. 2012-78883, said Official Records for the Northwest corner of said 4.593 acres tract and same being the Northeast corner of a called 3.325 acres tract of land described in Deed to AubreyUS377 LLC as recorded in Instrument No. 2023-8349, said Official Records;

THENCE South 87 degrees 16 minutes 32 seconds East, with the North line of said 4.593 acres tract common to the South line of said 1.408 acres tract and said Stewart Road, along and near a fence, a distance of 409.09 feet to a 5/8 inch capped iron rod found for corner;

THENCE South 87 degrees 27 minutes 00 seconds East, continuing with said common line said thereof, along and near a fence, passing the Northeast corner of said 4.593 acres tract and same being the Northwest corner of said 7.407 acres tract, and continuing along said course, with the North line thereof, a distance of 431.54 feet to a 5/8 inch capped iron rod found for corner;

THENCE South 03 degrees 16 minutes 19 seconds West, with a jog in the North line of said 7.407 acres tract common to a jog in the South line of said 1.408 acres tract and said Stewart Road, a distance of 11.74 feet to a 5/8 inch capped iron rod stamped (TNP) found for corner;

THENCE South 87 degrees 35 minutes 03 seconds East, continuing with the North line of said 7.407 acres tract common to the South line of said 1.408 acres tract and said Stewart Road, along and near a fence, a distance of 471.45 feet to a 1/2 inch capped iron rod stamped (4561) found for the Northeast corner of the herein described tract, from which a 1/2 inch capped iron rod found at the Northeast corner of said 7.407 acres tract bears South 87 degrees 34 minutes 00 seconds East, a distance of 120.13 feet;

THENCE South 01 degrees 22 minutes 06 seconds West, with the East line of the herein described tract, severing said 7.407 acres tract, passing the South line thereof common to the North line of said 16.00 acres tract, and continuing along said course, severing said 16.00 acres tract, a distance of 726.04 feet to a 1/2 inch capped iron rod stamped (4561) found in the North line of a called 15.49 acres tract of land described in Deed to Blake Richards as recorded in Instrument No. 2021-227388, said Official Records for the Southeast corner of the herein described tract, from which a 1/2 inch capped iron rod stamped (RLS 4561) found at the Southeast corner of said 16.00 acres tract bears South 87 degrees 55 minutes 02 seconds East, a distance of 120.16 feet;

THENCE North 87 degrees 53 minutes 51 seconds West, with the South line of said 16.00 acres tract and the North line of said 15.49 acres tract, a distance of 1694.02 feet to a 5/8 inch iron rod found at the intersection of the East Right-of-Way line of U.S. Highway 377 (a called 120' R.O.W.) and the South line of said 16.00 acres tract at the Northwest corner of said 15.49 acres tract for the Southwest corner of the herein described tract;

THENCE North 00 degrees 30 minutes 38 seconds East, with the West line of the herein described tract common to the East line of said U.S. Highway 377, a distance of 316.33 feet to a 5/8 inch iron rod with a pink TXDOT cap found for the Southwest corner of a called 0.0124 acres tract of land described in Deed to The State of Texas as recorded in Instrument No. 2023-60679, said Official Records;

THENCE North 45 degrees 45 minutes 06 seconds East, with the West line of the herein described tract common to the East line of said 0.0124 acres tract common to said East line of said Highway, a distance of 15.26 feet to a 5/8 inch iron rod with a pink TXDOT cap found for the Southeast corner of said 0.0124 acres tract;

THENCE North 01 degrees 21 minutes 25 seconds East, continuing with said common line thereof, a distance of 44.34 feet to a 5/8 inch iron rod with a pink TXDOT cap found in the North line of said 16.00 acres tract common to the South line of said 3.325 acres tract for the most Westerly Northwest corner of the herein described tract and same being the Northeast corner of said 0.0124 acres tract;

THENCE South 87 degrees 54 minutes 24 seconds East, with the North line of said 16.00 acres tract common to the South line of said 3.325 acres tract, a distance of 376.93 feet to a 5/8 inch capped iron rod stamped "PLS INC" found for the Southeast corner of said 3.325 acres tract and same being the Southwest corner of said 4.593 acres tract;

THENCE North 01 degrees 18 minutes 56 seconds East, with the West line of said 4.593 acres tract common to the East line of said 3.325 acres tract, a distance of 376.50 feet to the **POINT OF BEGINNING** and containing, within the metes and bounds herein recited, 25.490 acres of land, more or less.

TITLE NOTE

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT AS PROVIDED BY TITLE RESOURCES GUARANTY COMPANY, REFERENCED BY GF NO. 2302200-AUNH AND BEARING AN EFFECTIVE DATE OF SEPTEMBER 25, 2023.

SCHEDULE B ITEMS

- 1.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE DENTON COUNTY ELECTRIC COOPERATIVE, INC. EASEMENT RECORDED IN VOLUME 402, PAGE 284, DEED RECORDS, DENTON COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10f)
- 2.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE STATE OF TEXAS EASEMENT RECORDED UNDER INSTRUMENT NO. 2023-60680, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10g)
- 3.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE STATE OF TEXAS, ACTING BY AND THROUGH THE TEXAS TRANSPORTATION COMMISSION RECORDED UNDER INSTRUMENT NO. 2023-60679, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10h)

FLOOD NOTE

BY MAP SCALE A PORTION OF THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN A DESIGNATED ZONE A (WITH NO BASE FLOOD ELEVATIONS DETERMINED) AND THE REMAINING PORTION BEING LOCATED IN A DESIGNATED ZONE X (AREA LOCATED OUTSIDE AREA OF 0.2% CHANCE ANNUAL FLOOD) IN A 100 OR 500 YEAR FLOOD AREA AS PLOTTED ON COMMUNITY PANEL # 480774-0265 G OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE OR FLOOD HAZARD BOUNDARY MAP BEARING A REVISED MAP DATE OF APRIL 18, 2011.

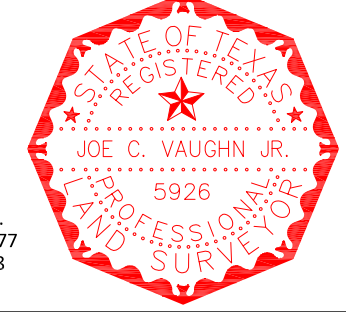
GENERAL NOTES

1. ALL BEARINGS CONTAINED HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202), DERIVED FROM GPS OBSERVATION AND DERIVED FROM AN ON-THE-GROUND SURVEY CONDUCTED ON OCTOBER 9, 2023.
2. ALL MONUMENTS SHOWN AS FOUND HEREON WERE CONTROLLING MONUMENTS USED IN THE FINAL BOUNDARY RESOLUTION AS SHOWN.
3. THIS SURVEY MAY OR MAY NOT COMPLY WITH CITY AND/OR COUNTY PLATTING REGULATIONS.
4. CITY LIMITS AND ETJ LINES OBTAINED FROM DENTON COUNTY GIS WEBSITE.

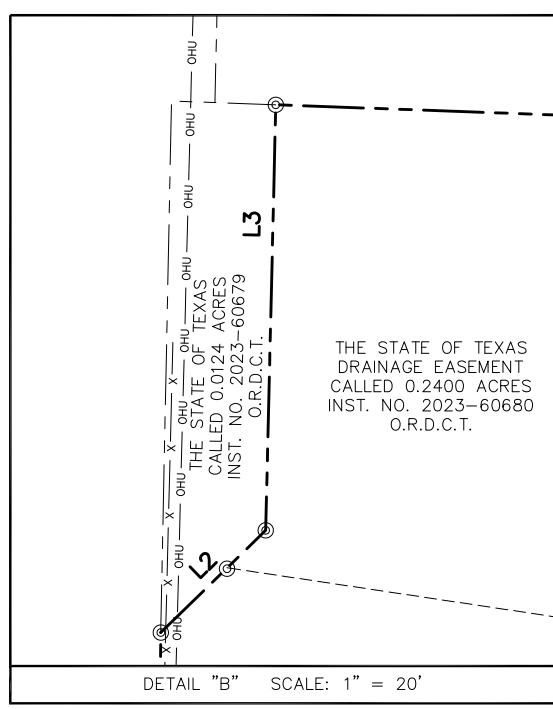
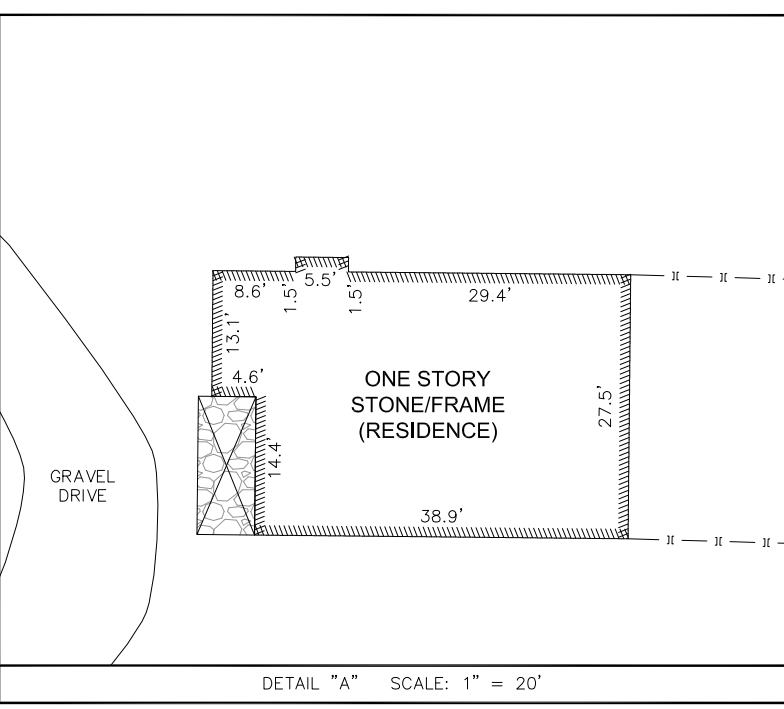
SURVEYOR'S CERTIFICATION

This is to certify that, under my personal supervision, a careful survey was made on the ground of the property shown hereon. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. The plat hereon is a careful representation of the subject property as determined by an on-the-ground survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements being as shown, the improvements being within the boundary of the property, setback from property lines the distance indicated and that the distance from the nearest intersecting street or road being as shown on said plat. EXCEPT AS SHOWN THERE ARE NO VISIBLE INTRUSIONS OR PROTRUSIONS APPARENT ON THE GROUND.

Joe C. Vaughn, Jr.
 JOE C. VAUGHN, JR.
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5926
 OCTOBER 13, 2023
 FIRM REGISTRATION NO. 10194786



VAUGHN'S SURVEY CO.
 1228 S. U.S. HIGHWAY 377
 PILOT POINT, TX, 76258
 PHONE 940-808-1191



LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- - - ADJOINING PROPERTY LINE
- - - CHAIN LINK FENCE
- - - WOOD FENCE
- - - BARBED WIRE FENCE
- - - PIPE FENCE
- - - OVERHEAD UTILITIES
- CAPPED IRON ROD SET "VAUGHN SURVEY CO"
- ⊙ IRON ROD FOUND
- ⊕ ELECTRIC METER
- ⊖ WATER METER
- CONCRETE

NOTE: LEGEND IS TYPICAL, NOT ALL ITEMS IN LEGEND APPEAR IN DRAWING.

50 0 50 100
 GRAPHIC SCALE IN FEET
 PLEASE REFER TO BAR SCALE. DRAWING MAY HAVE BEEN REDUCED OR ENLARGED.

DRAWN BY: JDF/WDJ
 CHECKED BY: JCV
 DATE: 10/13/23
 SHEET: 1 OF 1
 SCALE: AS SHOWN

LAND TITLE SURVEY
 TBD STEWART ROAD
 25.490 ACRES
 JAMES BRIDGES JR. SURVEY
 ABSTRACT NO. 36
 DENTON COUNTY, TEXAS