



NUM	BEARING	DISTANCE
L1	N 49°07'10" E	48.75'
L2	N 1°31'05" E	62.00'
L3	N 49°46'11" W	45.94'

FIELD NOTES
30.422 ACRES

BEING all that certain lot, tract, or parcel of land situated in the J. Bridges Survey Abstract Number 36 in the Town of Crossroads, Denton County, Texas, being a part of that certain tract of land conveyed by deed from Covenant Church to Sorensen Industries, Inc. recorded under Document Number 2024-26197, Real Property Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at an iron rod found for corner in the west line of that certain tract of land conveyed by deed from Jason Tyler Buck to Keaton Shelby Enterprise, LLC recorded under Document Number 2017-36436, Real Property Records, Denton County, Texas, said point being the northeast corner of that certain tract of land conveyed by deed from Antoinette M. Martin to Cross Roads Estates, LLC recorded under Document Number 2020-144801 Real Property Records, Denton County, Texas;

THENCE N 88° 39' 57" W, 390.51 feet with the north line of said Martin tract to a capped iron rod marked 5199 found for corner;

THENCE N 87° 52' 59" W, 1534.18 feet with said north line of said Martin tract to a capped iron rod marked TXDOT found for corner in the proposed east line of United States Highway Number 377, a public roadway;

THENCE N 05° 22' 46" E, 293.94 feet with said proposed east line of said United States Highway Number 377, a public roadway to a capped iron rod marked TXDOT found for corner;

THENCE N 01° 31' 05" E, 130.93 feet with said proposed east line of said United States Highway Number 377, a public roadway to a capped iron rod marked TXDOT found for corner;

THENCE N 49° 07' 10" E, 48.75 feet with said proposed east line of said United States Highway Number 377, a public roadway to a capped iron rod marked TXDOT found for corner;

THENCE N 01° 31' 05" E, 62.00 feet with said proposed east line of said United States Highway Number 377, a public roadway to a capped iron rod marked TXDOT found for corner;

THENCE N 49° 46' 11" W, 45.94 feet with said proposed east line of said United States Highway Number 377, a public roadway to a capped iron rod marked TXDOT found for corner;

THENCE N 02° 08' 22" E, 105.33 feet with said proposed east line of said United States Highway Number 377, a public roadway to a capped iron rod marked 4561 set for corner;

THENCE S 89° 33' 51" E, 1314.74 feet to a capped iron rod marked 4561 set for corner;

THENCE N 00° 26' 09" E, 63.40 feet to a capped iron rod marked 4561 set for corner;

THENCE S 89° 38' 06" E, 561.55 feet to a mag nail set for corner in Liberty Road, a public roadway;

THENCE S 01° 32' 38" E, 611.42 feet with said Liberty Road to a capped iron rod marked 5199 found for corner in the north line of said Keaton Shelby Enterprise tract;

THENCE S 89° 51' 58" W, 15.57 feet with said north line of said Keaton Shelby Enterprise tract to a capped iron rod marked 5199 found for corner, said point being the northwest corner of said Keaton Shelby Enterprise tract;

THENCE S 02° 45' 03" E, 156.86 feet with said west line of said Keaton Shelby Enterprise tract to the PLACE OF BEGINNING and containing 30.422 acres.

TO THE LIENHOLDERS AND/OR THE OWNERS AND/OR PURCHASERS OF THE PREMISES SURVEYED:
I hereby certify that on the 19th day of January, 2024, this survey was made on the ground as per the field notes shown on this survey and is true, correct and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way easements and other matters of record of which I have knowledge or have been advised, whether or not of record, affecting the property. Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets or alleys by any improvements on the subject property and there are no conflicts or protrusions.
I further certify that a portion of subject property lies within a special flood hazard area according to the FLOOD INSURANCE RATE MAP for Denton County and incorporated areas, Map Number 48121CO285G, dated April 18, 2011. (Portion of Subject Property lies in Zone A and Zone X)



Gerald D. Yensan, Professional Land Surveyor,
Texas R.P.L.S. No. 4561

SURVEY PLAT
30.422 ACRES IN THE
J. BRIDGES SURVEY A-36
TOWN OF CROSS ROADS
DENTON COUNTY, TEXAS

LANDMARK
SURVEYORS, LLC.
TX FIRM REGISTRATION NO. 10098600

4238 I-35 NORTH
DENTON, TEXAS 76207
(940) 382-4016
FAX (940) 387-9784

B.L. = BUILDING LINE CC/P = COVERED PATIO/PORCH C/D = CONCRETE DRIVE C/W = CONCRETE SIDEWALK E.B. = ELECTRIC BOX F.I.R. = FOUND IRON ROD G.L.M. = GAS LINE MARKER P.P. = POWER POLE S.P. = SERVICE POLE STM = STORM SEWER MANHOLE W/D = WOOD DECK W/V = WATER VALVE FENCE = X	CATV = CABLE TV BOX C/D = CONCRETE DRIVE C/P = CONCRETE PATIO/PORCH D.E. = DRAINAGE EASEMENT F.H. = FIRE HYDRANT F.O.C. = FIBER OPTIC CABLE L.P. = LIGHT POLE S.M. = SET CAPPED 1/2" RPLS 4561 IRON ROD SSM = SANITARY SEWER MANHOLE TEL. PED. = TELEPHONE BOX W/M = WATER METER U.E. = UTILITY EASEMENT OVERHEAD POWER LINE = OH
DRAWN BY: BTH	SCALE: 1"=100'
DATE: 18 MARCH, 2024	JOB NO: 226749