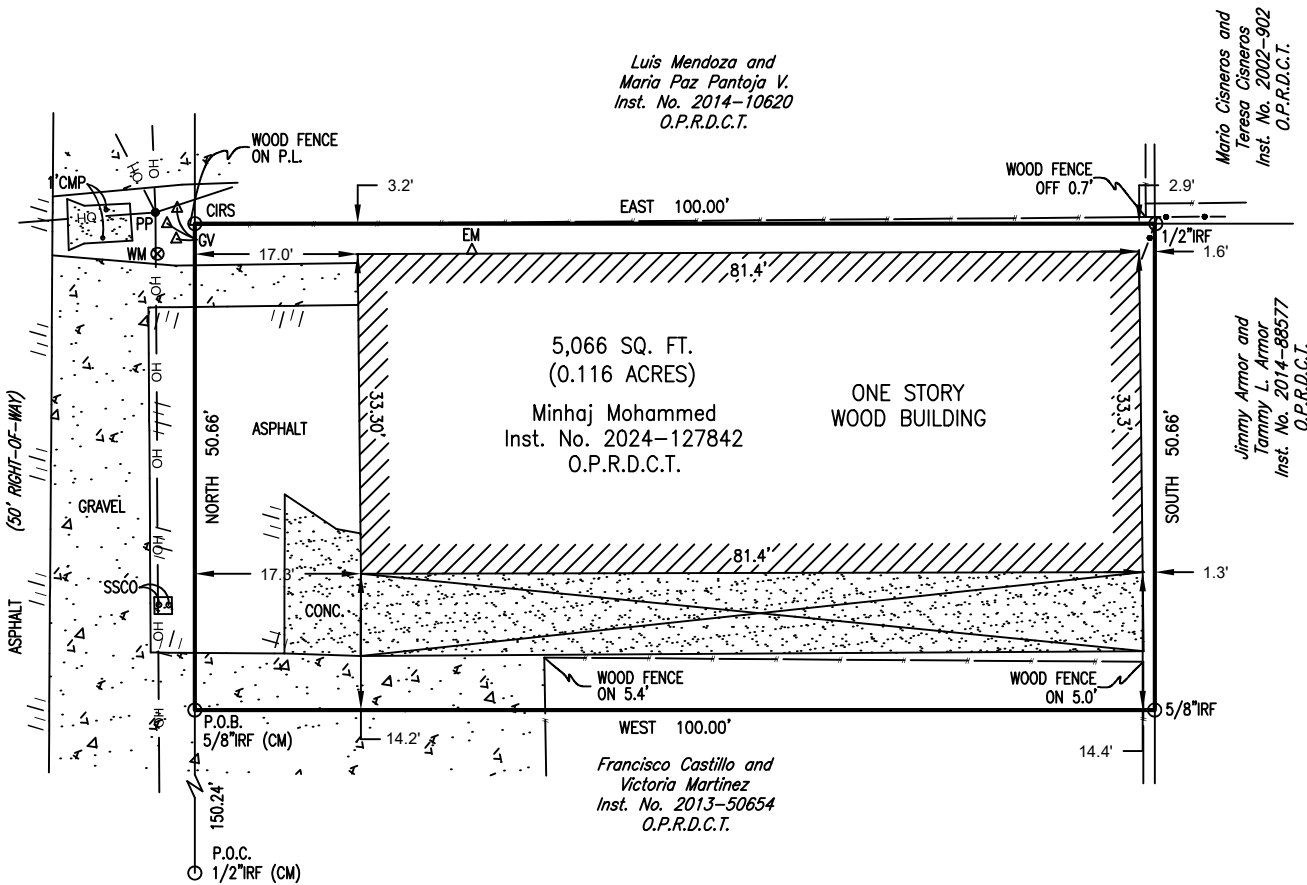


S. PRAIRIE STREET



#### PROPERTY DESCRIPTION

Address: 417 South Prairie Street, Pilot Point, TX 76258.

Being a tract of land situated in the Charles Smith Survey, Abstract Number 1139, also being a part of Block 3, Square 24 of White's Addition, an Addition to the City of Pilot Point, Denton County, Texas, according to the plat thereof recorded in Volume 75, Page 148 of the Map Records of Denton County, Texas, same being that tract of land conveyed to Minhaj Mohammed by deed recorded in Instrument Number 2024-127842 of the Official Public Records of Denton County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch Iron Rod Found at the intersection of the East right-of-way line of South Prairie Street with the North right-of-way line of East White Street, same being the Southwest corner of a tract of land conveyed to Pamela Elizabeth Bryson Steckler, Trustee of the Pamela E. Steckler Generation Skipping Trust by deed recorded in Instrument Number 2018-41116, O.P.R.D.C.T.;

THENCE North, along the East right-of-way line of said South Prairie Street and the West line of said Block 3, a distance of 150.24 feet to a 5/8-inch Iron Rod Found for the Southwest corner of said Mohammed tract and the Northwest corner of a tract of land conveyed to Francisco Castillo and Victoria Martinez by deed recorded in Instrument Number 2013-50654, O.P.R.D.C.T., for the POINT OF BEGINNING of the herein described tract of land;

THENCE North, continuing along the East right-of-way line of said South Prairie Street and the west line of said Mohammed tract and said Block 3, a distance of 50.66 feet to a 1/2-inch Iron Rod with yellow cap stamped "ODYSSEY RPLS 6943" set for the Northwest corner of said Mohammed tract and the Southwest corner of a tract of land conveyed to Luis Mendoza and Maria Paz Pantoja V. by deed recorded in Instrument Number 2014-10620, O.P.R.D.C.T.;

THENCE East, along the North line of said Mohammed tract and the South line of said Mendoza and Pantoja tract, a distance of 100.00 feet to a 1/2-inch Iron Rod Found for the Northeast corner of said Mohammed tract, the Southeast corner of said Mendoza and Pantoja tract, the Southwest corner of a tract of land conveyed to Mario Cisneros and Teresa Cisneros by deed recorded in Instrument Number 2002-902, O.P.R.D.C.T. and the Northwest corner of a tract of land conveyed to Jimmy Armor and Tammy L. Armor by deed recorded in Instrument Number 2014-88577, O.P.R.D.C.T.;

THENCE South, along the East line of said Mohammed tract and the west line of said Armor tract, a distance of 50.66 feet to a 5/8-inch Iron Rod Found for the Southeast corner of said Mohammed tract and the Northeast corner of said Castillo and Martinez tract;

THENCE West, along the South line of said Mohammed tract and the North line of said Castillo and Martinez tract, a distance of 100.00 feet to the POINT OF BEGINNING and containing 5,066 square feet or 0.116 acres of land.



#### SURVEYOR'S CERTIFICATION

I, Zachary W. Echols, Registered Professional Land Surveyor No. 6943 in and for the State of Texas, hereby certify that the survey hereon represents an actual survey made on the ground, and that all lines and dimensions shown are correct to the best of my knowledge. The lines and dimensions being as indicated by the recorded plat. The size, location, and types of buildings and visible improvements, are indicated and are as shown. There are no visible conflicts found during the time of this survey, except as shown.

#### GENERAL NOTES

- The bearings shown on this survey are based upon the Deed recorded in Instrument Number 2024-127842, O.P.R.D.C.T.
- This survey was performed without the benefit of a commitment for title insurance. The surveyor did not abstract the property for easements, rights-of-way or any other encumbrances. There may be easements, or other matters, not shown.
- This subject property is affected by any and all notes, details, easements and other matters, that are shown on or as a part of the recorded plat.
- By graphical plotting, the parcel described hereon lies within Zone "X" (unshaded area), as delineated on the FIRM Flood Insurance Rate Map Denton County, Texas and Incorporated Areas, Map Number 48121C0115G, dated April 18, 2011, as published by the Federal Emergency Management Agency. Zone "X" is defined as "Areas determined to be outside the 0.2% annual chance floodplain".

DATE: 12/01/2025

JOB NO. 2511004

SCALE: 1" = 20'

SHEET 1 OF 1

