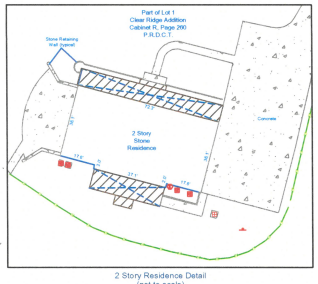
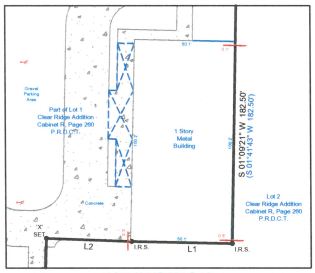
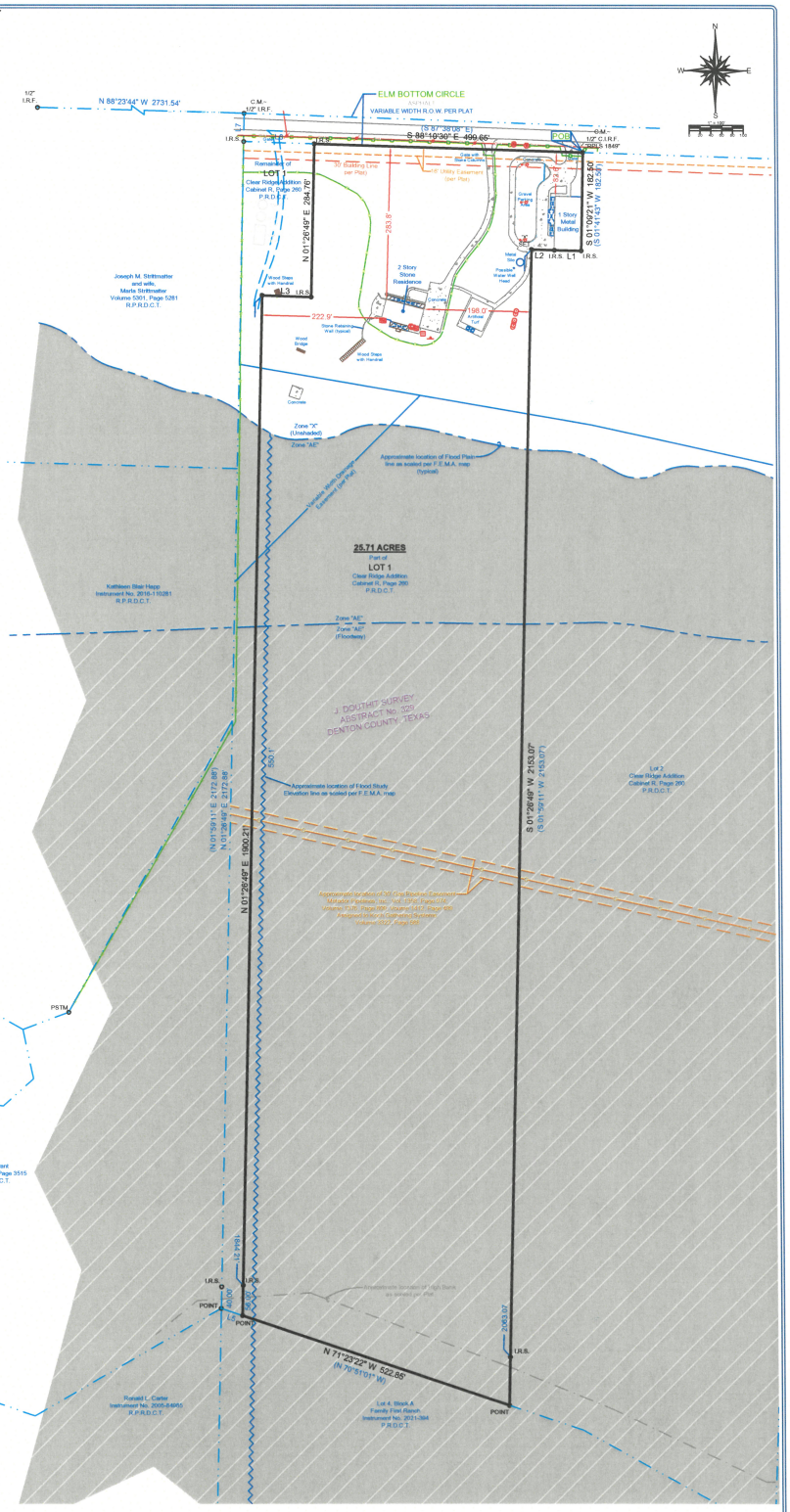


2 Story Residence Detail
(not to scale)



1 Story Metal Building Detail
(not to scale)



TO ALL PARTIES DIRECTLY INTERESTED IN THE PREMISES SURVEYED
I have this date directed a careful and accurate survey made on the grounds of the property located at 3420 Elm Bottom Circle, in Denton County, Texas, and being further described as follows:

BEING all of that certain lot, tract or parcel of land situated in the J. Douthit Survey, Abstract No. 329, in Denton County, Texas, and being a part of Lot 1 of Clear Ridge Addition, an Addition to Denton County, Texas, according to the Plat thereof recorded in Cabinet R, Page 260, of the Plat Records of Denton County, Texas (P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a capped 1/2 inch iron rod, stamped "RPLS #1849" found for the northeast corner of said Lot 1, same being in the northernmost northwest corner of Lot 2 of said Clear Ridge Addition, and being in the south line of Elm Bottom Circle (a variable width right-of-way);

THENCE with the line common to said Lot 1 and Lot 2, the following four **(4)** courses and distances:

1) South 01 degrees 09 minutes 21 seconds West, a distance of 182.50 feet to a capped 1/2 inch iron rod, stamped "KAZ", set for corner;

2) North 88 degrees 50 minutes 39 seconds West, a distance of 50.00 feet to a capped 1/2 inch iron rod, stamped "KAZ", set for corner;

3) North 87 degrees 56 minutes 05 seconds, a distance of 42.49 feet to an "X" set in concrete for corner;

THENCE South 01 degrees 26 minutes 49 seconds West, passing at a distance of 2063.07 feet to a capped 1/2 inch iron rod, stamped "KAZ", set for a point on line, continuing on said course for a total distance of 2153.07 feet to a point within a creek for corner, same being in the north line of Lot 4, Block A of Family First Ranch, an Addition to Denton County, Texas, according to the Plat thereof recorded in Instrument No. 2021-394, R.P.R.D.C.T.;

THENCE North 71 degrees 23 minutes 22 seconds West, with the line common to said Lot 1 and Lot 4 and within said creek, a distance of 522.85 feet to a point for corner;

THENCE departing said common line and traversing over and across said Lot 1, the following three **(3)** courses and distances:

1) North 01 degrees 26 minutes 49 seconds East, passing at a distance of 56.00 feet a capped 1/2 inch iron rod, stamped "KAZ", set for a point on line, continuing on said course for a total distance of 1900.21 feet to a capped 1/2 inch iron rod, stamped "KAZ", set for corner;

2) South 88 degrees 10 minutes 30 seconds East, a distance of 91.49 feet to a capped 1/2 inch iron rod, stamped "KAZ", set for corner;

3) North 01 degrees 26 minutes 49 seconds East, a distance of 284.76 feet to to a capped 1/2 inch iron rod, stamped "KAZ", set for corner in the line common to said Lot 1 and Elm Bottom Circle;

THENCE South 88 degrees 10 minutes 30 seconds East, with the line common to said Lot 1 and Elm Bottom Circle, a distance of 499.65 feet to the **POINT OF BEGINNING** and containing a total of 25.71 acres of land, more or less.

LEGEND

( )	= Deed/Plat Calls
C.M.	= Controlling Monument
FIR	= Found Iron Rod
SIR	= 1/2" Capped Set Iron Rod
PSTM	= Metal Fence Post Found
R.O.W.	= Right-Of-Way
POB	= Point Of Beginning
	= Air Conditioning Unit
	= Cable TV Riser
	= Utility Pole
	= Guy Wire(s)
	= Light Pole
	= Electric Meter
	= Electric Transformer
	= Septic Tank Lid
	= Water Meter
	= Buried Gas Line Sign
	= Under Ground Gas Line (Approximate Unless Noted)
	= Overhead Utility Line
	= Edge of Asphalt
	= Edge of Gravel
	= Edge of Wood
	= Building/Structure
	= Iron Fence
	= Wire Fence
	= Wood Fence
	= Concrete
	= Covered Area
	= Wood Decking

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 88°50'39" W	50.00'
	(N 88°18'17" W	50.00')
L2	N 87°56'05" W	42.49'
	(N 87°23'43" W	42.49')
L3	S 88°10'30" E	91.49'
L5	N 71°23'22" W	41.89'
	(N 70°51'01" W)	
L6	S 88°10'30" E	131.49'
	(S 87°38'08" E)	
L7	N 01°26'49" E	52.62'
	(N 01°59'11" E)	

FLOOD STATEMENT : I have reviewed the F.E.M.A. Flood Insurance Rate Map for Denton County, Texas, Community Number 480774 effective date 04/18/2011 and that map indicates as scaled, that a portion of this property is within **"Non-Shaded Zone X"** defined as "Areas determined to be outside the 0.2% annual chance floodplain", and a portion is within **"Shaded Zone AE"** defined as "Special Flood Hazard Areas subject to inundation by the 1% annual chance flood (100-year); with Base Flood Elevations determined", a portion of which lies in the **"Floodway"** defined as "The channel of a stream plus any adjacent floodplain areas that must be kept free of encroachments" as shown on Panel 0240 G of said map.

NOTE: Bearings shown hereon are referenced to the Texas Coordinate System of 1983, North Central Zone (4202), and are based on the North American Datum of 1983, 2011 Adjustment.

NOTE: This property is subject to platting.

SURVEYORS CERTIFICATION

Certified to: David W. Grant and wife, K'Lynn Grant:

This survey correctly represents the results of an on-the-ground survey made under my direction and supervision on 01-18-2023, and substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition II Survey. There are no apparent encroachments, intrusions or protrusions except as shown hereon.

1-20-23

STATE OF TEXAS
KENNETH A. ZOLLINGER
4849
REGISTERED
PROFESSIONAL
LAND
SURVEYOR

KAZ SURVEYING
TX FIRM REGISTRATION # 10092100
1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446
JOB NUMBER: 230006-01
DRAWN BY: SWM
DATE: 01-20-2023
R.P.L.S.
KENNETH A. ZOLLINGER