

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. Douthitt 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 280, of the Plat Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a capped 1/2 inch iron rod, stamped "R.R.S. #1889" 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 North 88 degrees 10 minutes 30 seconds West, with the line common to said Lot 1 and Elm Bottom Circle, a distance of 499.65 feet to a capped 1/2 inch iron rod, stamped "KAZ", set for the northeast corner and **POINT OF BEGINNING** of the herein described tract;

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

- 1) South 01 degrees 26 minutes 40 seconds West, a distance of 284.76 feet to a capped 1/2 inch iron rod, stamped "KAZ", set for corner;
- 2) North 88 degrees 10 minutes 30 seconds West, a distance of 81.49 feet to a capped 1/2 inch iron rod, stamped "KAZ", set for corner;
- 3) South 01 degrees 26 minutes 40 seconds West, passing at a distance of 1900.21 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 point on line, continuing on said course with 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 41.86 feet to a point for corner, same being the southeast corner of a tract of land described in a deed to David Grant, as recorded in Volume 5294, Page 5294, of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.);

THENCE North 01 degrees 26 minutes 50 seconds East, with the line common to said Lot 1 and Grant tract, passing at a distance of 40.00 feet a capped 1/2 inch iron rod, stamped "KAZ", set for a point on line, continuing on said course, passing the southeast corners of tracts of land described in deeds to Kathleen Blair Hupp and Joseph M. Strittmatter and wife, Maria Strittmatter, as recorded in Instrument No. 2016-110281 and Volume 5291, Page 5281, respectively, in the Real Property Records of Denton County, Texas, continuing on said course and common line for a total distance of 2172.88 feet to a capped 1/2 inch iron rod, stamped "KAZ", set for corner, same being the northwest corner of said Lot 1 and same being in the south line of said 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 131.49 feet to the **POINT OF BEGINNING** and containing a total of 2.60 acres of land, more or less.

LEGEND

- () = Dashed Circle
- C.M. = Controlling Monument
- FIR = Found Iron Rod
- IR = Iron Rod
- PSTM = Metal Fence Post Found
- R.O.W. = Right-Of-Way
- POB = Point Of Beginning
- AR = Air Conditioning Unit
- UBR = Utility Box
- W = Guy Wires
- L = Light Pole
- E = Electric Meter
- S = Septic Tank Lid
- W = Water Meter
- B = Buried Gas Line Sign
- UGL = Under Ground Gas Line
- CO = Overhead Utility Line
- E = Edge of Asphalt
- O = Edge of Gravel
- BS = Building Structure
- IF = Iron Fence
- WF = Wire Fence
- W = Wood Fence
- C = Concrete
- CA = Covered Area
- WD = Wood Decking

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 88°23'44" W	50.00'
L2	N 87°59'55" W	42.89'
L3	N 88°03'03" W	81.49'
L4	N 71°23'22" W	41.86'
L5	N 79°51'01" W	131.49'
L6	S 88°10'30" E	52.62'
L7	N 01°26'40" E	52.62'

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 flood probability and a portion is within the Flood Hazard 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.

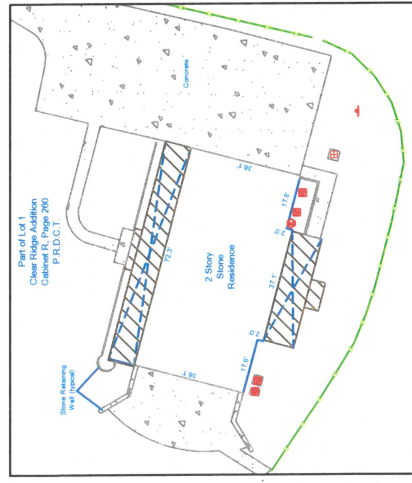
NOTE: Bearings shown hereon are referenced to the Texas Coordinate System of 1983, North Central Zone (4202), and are based on the North American Datum of 1983, 2011 Adjustment.

NOTE: This property is subject to platting.

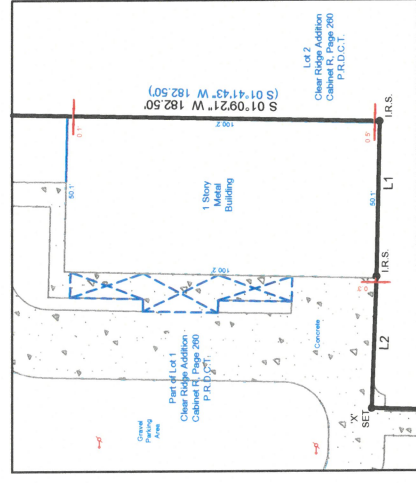
SURVEYORS CERTIFICATION
Certified to: David W. Grant and wife, KLYnn Grant.
This survey correctly represents the results of an on-the-ground survey made under my direction and supervision on 01-18-2023, and substantially complies with the current Texas Society of Professional Surveyors Standards and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



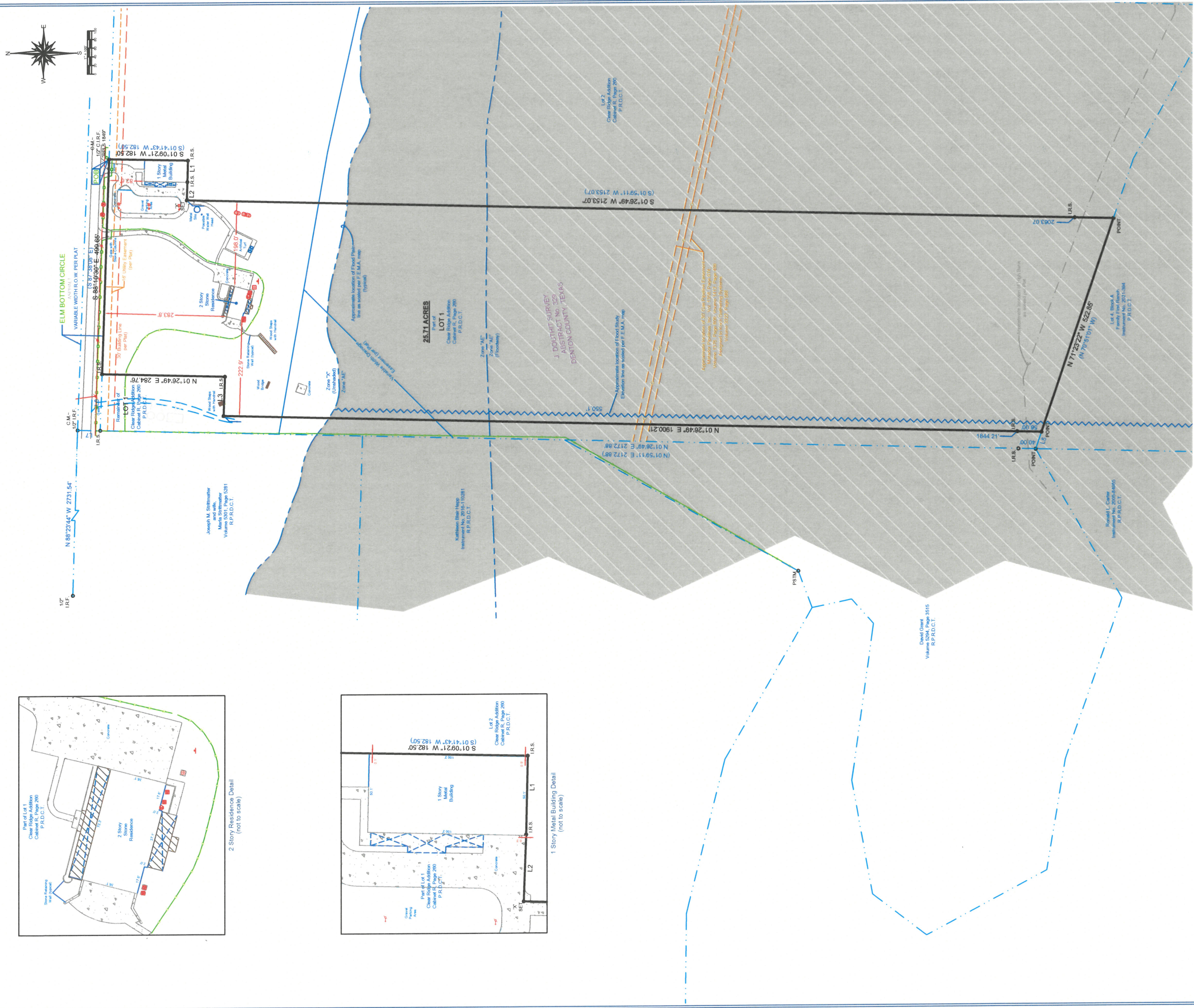
KAZ SURVEYING
1720 WESTMINSTER
DENTON, TX 76205
(847)362-5446
USA, TX, License No. 4512
DANIEL M. BAKER
R.P.L.S.
KENNETH A. ZOLLINGER



2 Story Residence Detail
(not to scale)



1 Story Metal Building Detail
(not to scale)



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BEING all of that certain lot, tract or parcel of land situated in the J. Douthitt 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 480, 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 "RS, S 41 49' 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 East, a distance of 42.49 feet to an "X" set in concrete for corner;

THENCE South 01 degrees 28 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. 2027-394, 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 28 minutes 49 seconds East, passing at a distance of 56.00 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 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 28 minutes 49 seconds East, a distance of 284.76 feet 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 499.05 feet to the **POINT OF BEGINNING** and containing a total of 25.71 acres of land, more or less.

LEGEND

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- U = Utility Pole
- W = Water Meter
- EM = Electric Meter
- LS = Light Pole
- SM = Septic Tank Lid
- WM = Water Meter
- ULS = Under Ground Gas Line (Utility)
- OL = Overhead Utility Line
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- EG = Edge of Gravel
- RF = Right of Flood
- IR.F. = Iron Fence
- WF = Wire Fence
- WF = Wood Fence
- C = Concrete
- CA = Covered Area
- WD = Wood Decking

LINE TABLE

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L2	N 87° 56' 05" W	42.49'
L3	S 88° 10' 30" E	91.49'
L4	N 71° 23' 22" W	41.89'
L5	N 71° 23' 22" W	41.89'
L6	N 70° 51' 01" W	31.49'
L7	N 01° 28' 49" E	52.87'
L8	N 01° 28' 49" E	52.87'

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 Flood Hazard, and a portion is within "Shaded Zone AE" defined as "Special Flood Hazard Areas, with 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 herein 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 plating.

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 herein.



1720 WESTMINSTER
DENTON, TX 76205
LAND SURVEYOR
KAZ SURVEYING
DRAWN BY: SWM
DATE: 01-20-2023
R.P.L.S.
KENNETH A. ZOLLINGER