

### Ambrosich Addition

03 November 2010 2010-192 P. R.

### Block 1

William Ambrosich and Judith Ambrosich 96-0033086 D.R.

### BlackJack Addition

Amending Plat of Lots 2R1, & 3R1 30 May 2024 2024-192 P. R.

Lot 3R1

1555 BlackJack LLC 10 July 2024 2024-73082 D.R.

### Thomas Chambers Survey Abst.No.223

1544232.3 Sq.Ft 35.451 Acres

1555 BlackJack LLC 10 July 2024 2024-73082 D.R.

### BlackJack Addition

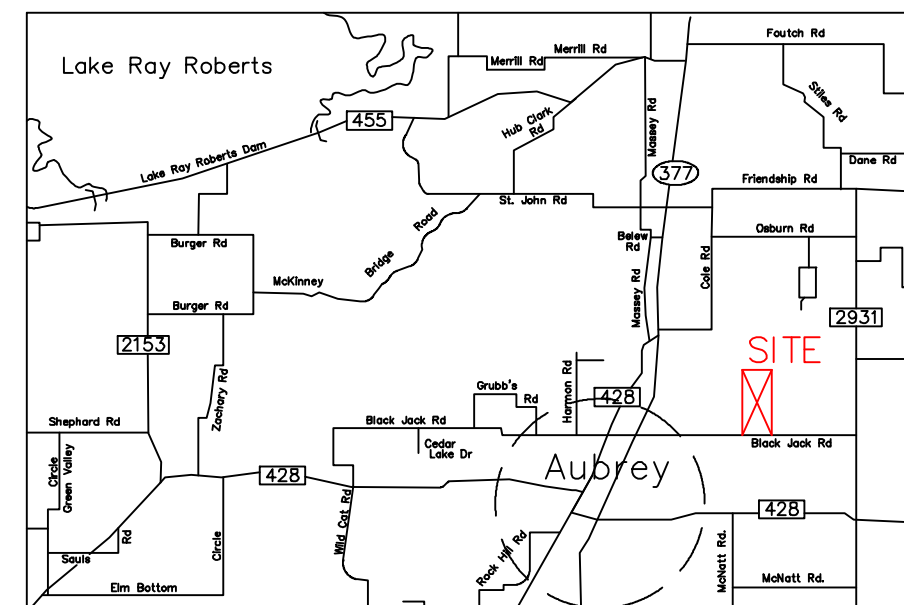
Amending Plat of Lots 2R1, & 3R1 30 May 2024 2024-192 P. R.

Lot 2R1

### Block A

### BlackJack Addition

Replat of Lots 1R1, 1R2, & 1R3 02 November 2021 2021-408 P. R.



Location Map

LEGEND	
LP	Light Pole
WV	Water Valve
MH	Man Hole
ICV	Irrigation System
S3R	Set 3/4" Rod
FIP	Found Rebar
SIP	Set 1/2" Sq.Tubing
FST	Fd 1/2" Sq.Tubing
FSR	Fd Sq. Rod
ROW	Right-of-Way
X	Fence Line
( )	Deed Calls
E	Electric Line
T	Telephone Line
GM	Gas Meter
PP	Power Pole
WM	Water Meter
AC	Air Cond.
BL	Building Line
UGT	Underground phone
WFCP	Wood Fence Corner Post
PFCP	Pipe Fence Corner Post
UE	Utility Easement
BC	Back of Curb
FH	Fire Hydrant
[Pattern]	Concrete/Asphalt Surfaced
[Pattern]	Gravel Surfaced
[Symbol]	TREE
[Line]	Edge of Road

#### Note:

1. There may be underground pipe lines on this property that are not visible (water lines, electric lines, oil lines, gas lines).
2. Adjoining tract data is for informational purposes only and does not represent a complete survey of those lands.
3. The Client or Client's representatives will have 45 days from the date the survey was issued to change any misspellings or any errors on the survey report, after this time has expired all parties involved must accept the survey as issued.
4. This Survey was prepared without the benefit of having a Title Policy.
5. This property lies within the "ETJ" of the City of Aubrey.

### F. Trevino Survey Abst.No.1243

Basis of Bearing Course along the west line Lot 1R1 Block A of the Replat of BlackJack Addition

#### \*\* PROPERTY DESCRIPTION \*\*

All that certain tract or parcel of land situated in the Thomas Chambers Survey, Abstract Number 223, County of Denton, State of Texas, said tract being all of a tract as described in Deed to Judy Cranmore and Eddie Cranmore, filed 18 April 2019, Instrument Number 2019-42236 of the Deed Records of the County of Denton, State of Texas, and being more fully described as follows:

**Beginning** for the southwest corner of the tract being described herein at a set PK Nail, said nail being the southwest corner of said Cranmore tract, and the southeast corner of a tract as described in Deed to BlackJack Thoroughbred Inc., filed 03 October 1997, Instrument Number 1997-0069941 of said Deed Records, said nail also being in BlackJack Road;

**Thence:** North 02 degrees 13 minutes 19 seconds West, passing a found 3/4 inch Steel Rebar by a pipe fence corner post on the north side of said BlackJack Road and continuing with the west line of said Cranmore tract, and the east line of said Thoroughbred tract for a total distance of 2151.38 feet to a pipe fence corner post for the northwest corner of this tract, and the northeast corner of said Thoroughbred tract;

**Thence:** North 86 degrees 39 minutes 38 seconds East, with the north line of said Cranmore tract, a distance of 726.53 feet to a found pipe for the northeast corner of this tract, and the northeast corner of said Cranmore tract, and being on the west line of an Amending Plat of Lots 2R1, and 3R1 of the BlackJack Addition, filed 30 May 2024, Instrument Number 2024-192 of the Plat Records of the County of Denton, State of Texas;

**Thence:** South 01 degrees 50 minutes 36 seconds East, with the east line of said Cranmore tract, a distance of 1507.37 feet to a found 3/4 inch Steel Rebar for a corner of this tract, and the southwest corner of the Amending Plat of Lots 2R1, and 3R1 of the BlackJack Addition, and the northwest corner of the Replat of Lots 1R1, 1R2 and 1R3 of the BlackJack Addition, filed 02 November 2021, Instrument Number 2021-408 of said Plat Records;

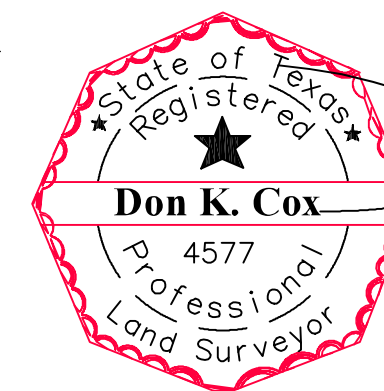
**Thence:** South 01 degrees 49 minutes 45 seconds East, with the east line of said Cranmore tract, passing a found 3/4 inch Steel Rebar by a pipe fence corner post on the north side of said BlackJack Road and continuing on said course for a total distance of 635.49 feet to a set PK Nail for the southeast corner of said Cranmore tract;

**Thence:** South 85 degrees 56 minutes 57 seconds West, with the south line of said Cranmore tract, and in said BlackJack Road, a distance of 712.43 feet to the **POINT OF BEGINNING** and containing 35.451 Acres of land.

The undersigned does hereby state to Judy and Eddie Cranmore that a survey was made on the ground, dated 16 October 2024, on the property legally described hereon or in attached field notes and is correct; except as shown on the plat hereon, there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, overlapping of improvements, easements or right-of-ways, or of which I have been informed; that the quantity of land therein has been accurately calculated, that said property has access to and from a public roadway; and, that the plat hereon is a true, correct and accurate representation of the property described herein above.

This Plat and Description was prepared for the exclusive use of the person or persons named in the above statements. Said statement does not extend to any unnamed person without an express restating by the surveyor naming said person. This survey was prepared for the transaction as dated hereon, this Plat or Map is the Property of Cox Land Surveying Corp., and IS NOT to be used in any other Transactions, and the COPY RIGHTS ARE RESERVED.

23 October 2024



Don K. Cox, Texas Registered Professional Land Surveyor Number 4577

#### FLOOD STATEMENT:

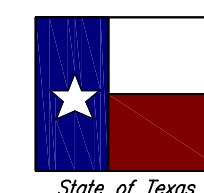
I have examined the F.E.M.A. Flood Insurance Rate Map for County of Denton, State of Texas, community Panel Number 48121C effective date of 18 April 2011, and that map indicates that this property is not within Zone A of the Flood Insurance Rate Map, as shown on Panel Number 0255G, and 0265G of said map.

This flood statement is an approximate location and does not imply that the property and/or the structures thereon will be free from flooding or flood damage on rare occasions. Greater floods can and will occur and flood heights may be increased by man made or natural causes. This flood statement shall not create liability on the part of the surveyor.

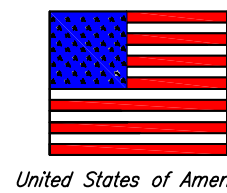


### COX LAND SURVEYING CO.

P.O. BOX 597 108 N. MAIN ST. COLLINSVILLE, TEXAS 76233  
COLLINSVILLE 903-429-6125 E-mail: CLSC108@aol.com  
Gainesville 940-612-LAND Denton 940-381-5070  
McKinney 469-952-5070



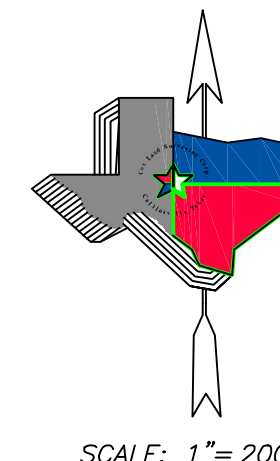
35.451 Acres in the Thomas Chambers Survey Abst.No.223 County of Denton State of Texas



Drawn by: MJC  
Check by: DKC

Job No. 24-15976  
Firm # 10005500

Date: 23 October 2024



SCALE: 1" = 200'