

DESCRIPTION OF SURVEYED PROPERTY:

BEING a tract of land situated in the James Bridges, Jr. Survey, Abstract No. 36, Denton County, Texas, and being all of a called 15.49-acre tract of land, described in a General Warranty Deed to Blake Richards, as recorded in Instrument No. 2021-227388 of the Official Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the southwest corner of said 15.49-acre tract and the northwest corner of a called 8.132-acre tract of land, described in a Warranty Deed to Beverly Jean Coffey Kinney, as recorded in County Clerk's File No. 94-R0015034 of the Official Records of Denton County, Texas, same also being on the easterly right of way line of U. S. Highway 377, a called 120' wide right of way;

THENCE North 01°20'38" East, along the westerly line of said 15.49-acre tract and the easterly right of way line of said U. S. Highway 377, a distance of 371.89 feet to a 1/2-inch iron rod found for the northwest corner of said 15.49-acre tract;

THENCE South 87°53'49" East, departing the easterly right of way line of said U. S. Highway 377 and along the northerly line of said 15.49-acre tract, a distance of 1,814.72 feet to the northeast corner of said 15.49-acre tract, same being on the westerly line of a called "Tract 2 (7.986-acres), described in a Deed to Brenda Lois Morris and Clinton Roy Morris, as recorded in County Clerk's File No. 94-R0002975 of the Official Records of Denton County, Texas, from which, a found 1/2-inch iron rod with a yellow plastic cap, stamped "RPLS 4561" bears North 87°53'49" West, 0.47 feet;

THENCE South 01°13'57" West, along the easterly line of said 15.49-acre tract and the westerly line of said Tract 2, a distance of 371.90 feet to the southeast corner of said 15.49-acre tract and the northeast corner of aforesaid 8.132-acre tract, from which, a found 1/2-inch iron rod with a yellow plastic cap, stamped "J.E.SMITH 3700" bears North 87°53'49" West, 1.83 feet;

THENCE North 87°53'49" West, along the southerly line of said 15.49-acre tract, the northerly line of said 8.132-acre tract, and generally with a wire fence, a distance of 1,815.44 feet to the **POINT OF BEGINNING** and

containing 15.495 acres (674,949 square feet) of land, more or less.

NOTES ADDRESSING SCHEDULE B EXCEPTIONS:

(Pursuant to Commitment for Title Insurance, issued by Old Republic National Title Insurance Company, GF. No. 5141004911, effective date June 16, 2022, issued June 28, 2022.)

10d. The surveyed property is a portion of the property described in the document recorded in Volume 365, Page 595 of the Real Property Records of Denton, County, Texas. This survey does not provide a determination or opinion concerning the mineral estates and interests and all rights incident thereto in the above recorded document. Only the mineral estate's location relative to the surveyed property was determined by the surveyor.

10e. The surveyed property is a portion of the property described in the document recorded in Volume 456, Page 333 of the Real Property Records of Denton, County, Texas. This survey does not provide a determination or opinion concerning the mineral estates and interests and all rights incident thereto in the above recorded document. Only the mineral estate's location relative to the surveyed property was determined by the surveyor.

10f. Easement for utilities in favor of Denton County Electric Cooperative, Inc., dated September 22 1944, filed October 30, 1953, recorded in/under Volume 402, Page 284 of the Real Property Records of Denton County,

NOTES:

There are no buildings observed on the surveyed property.

The surveyed property does not appear to be in use as a dump, sump or sanitary landfill.

No visible evidence of current earth moving work, building construction or building additions were observed at the time of survey.

No wetland markings were observed at the time of survey.

A locate request was made with Texas811 to locate underground utilities along the roadways adjacent to the surveyed property under ticket number 2269496030. No visible markings were found at the time of survey.

No cemeteries or burial grounds were observed at the time of survey.

U. S. Highway is going to be widened. However, the surveyor does not know the limits of the future rights of way. The property lies within the ETJ of the City of Cross Roads. There is no current zoning designation.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0265G, for Denton County, Texas and incorporated areas, dated April 18, 2011, this property is located within Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)" and Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

For the portions of this site is not within an identified special flood hazard area, this flood statement 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.

BENCH MARK LIST

City of Aubrey Control Point "Library" Aluminum Disk found flush with natural ground, 3 feet east of concrete walk along east side of Country Side Drive in front of the library.

LEGEND

CABLE TV HANDHOL

CABLE TV MANHOLE
CABLE TV MARKER FLAG

COMMUNICATIONS MANHOL

GAS MARKER FLAG

TELEPHONE BOX
TELEPHONE HANDHOLE
TELEPHONE MANHOLE
TELEPHONE MARKER FLAG

SANITARY SEWER MANHOLE

SANITARY SEWER VAULT

SANITARY SEWER MARKER FL.

UNIDENTIFIED METER

UNIDENTIFIED MARKER FLAG

M WATER BOX
O FIRE DEPT. CONNECTION

UNIDENTIFIED MARKER SIGN
UNIDENTIFIED POLE

CABLE TV MARKER FLAG

CABLE TV MARKER SIGN

SO SANITARY SEWER MARKER SIGN

SO SANITARY SEWER SEPTIC TANK

CABLE TV VAULT S SANITARY SEWER VAI
COMMUNICATIONS BOX STORM SEWER BOX

COMMUNICATIONS MANHOLE D STORM SEWER MANHOL

COMMUNICATIONS MARKER FLAG D STORM SEWER VAULT

FIBER OPTIC MANHOLE

FIBER OPTIC MARKER FLAG

TRAFFIC MARKER SIGN

TELEPHONE MARKER FLAG

TELEPHONE MARKER SIGN

WATER HAND HOLE

FIRE HYDRANT

TELEPHONE VAULT

PIPELINE MARKER SIGN

WATER METER

ELECTRIC BOX

WATER MANHOLE

SIGNATURE OF SIGN

WATER MARKER FLAG

WATER MARKER FLAG

WATER MARKER SIGN

WATER VAULT

WATER VAULT

WATER VALVE

LIGHT STANDARD

AIR RELEASE VALVE

WATER WELL

WATER WELL

SIGNATURE OF SIGNANHOLE

ELECTRIC MANHOLE

ELECTRIC MARKER FLAG

FIRON ROD WI "KHA" CAP SET

ELECTRIC MARKER SIGN

PKS PK NAIL SET

WATER WELL

PKF PK NAIL FOUND

UTILITY POLE PK PK NAIL SEI

T ELECTRIC TRANSFORMER IRF IRON ROD FOUND

E ELECTRIC VAULT IPF IRON PIPE FOUND

HANDICAPPED PARKING ADF ALUMINUM DISK FOUND

SIGN XS "X" CUT IN CONCRETE SET

MARQUEE/BILLBOARD XF "X" CUT IN CONCRETE FOUND

BORE LOCATION P.O.B. POINT OF BEGINNING

FLAG POLE

GT GREASE TRAP

FIBER OPTIC MARKER SIGN

TRAFFIC MARKER

FIBER OPTIC MARKER SIGN

TRAFFIC SIGNAL

Elev. = 676.28'

T.B.M. 100 MAG nail with shiner stamped "YP Control Point" on the east side of U. S. Highway 377 and on the north side of a concrete driveway, approx. 938 feet south of Stewart Road.

Elev. = 649.19'

T.B.M. 101 MAG nail with shiner stamped "YP Control Point" on the east side of a concrete headwall at the southwest corner of the intersection of U. S. Highway 377 and Arvin Hill Road.

Elev. = 648.92'

T.B.M. 102 MAG nail with shiner stamped "YP Control Point" on the east side of U. S. Highway 377 and on the north side of a concrete driveway at the entrance od Stallion Business Park.

Elev. = 650.48'

SURVEYORS CERTIFICATION:

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To: Macritchie Storage Ventures LLC, a Texas limited liability company, Blake Richards, and Old Republic National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 8, 9, 10, 11(b), 13, 16, 17, 18, and 19 of Table A thereof. The field work was completed on July 25, 2022.

Michael B. Marx Registered Professional Land Surveyor No. 5181 Kimley-Horn and Associates, Inc. 6160 Warren Pkwy., Suite 210

Frisco, Texas 75034

michael.marx@kimley-horn.com

Ph. 972-335-3580

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL

LINE TYPE LEGEND ADJACENT PROPERTY LINE EASEMENT LINE BUILDING LINE SANITARY SEWER LINE STORM SEWER LINE UNDERGROUND GAS LIN OVERHEAD UTILITY LINE UNDERGROUND ELECTRIC LINE UNDERGROUND TELEPHONE LINE

CONCRETE PAVEMENT

ALTA/NSPS LAND TITLE SURVEY 15.495 ACRES

SITUATED IN THE JAMES BRIDGES, JR. SURVEY, ABSTRACT NO. 36 CITY OF CROSS ROADS E.T.J., DENTON COUNTY, TEXAS

		Kimley» Horn						
		6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822			0193822	Tel. No. (972) 335-3580 Fax No. (972) 335-3779		
DATE	REVISION DESCRIPTION	Scale	<u>Drawn by</u>	Checked by	<u>Date</u>	Project No.	Sheet No.	
	THE VIOLOTY DESCRIPTION	1" = 60'	MBM	KHA	Jul. 2022	068295200	1 OF 1	

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