

Basis of bearing: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.

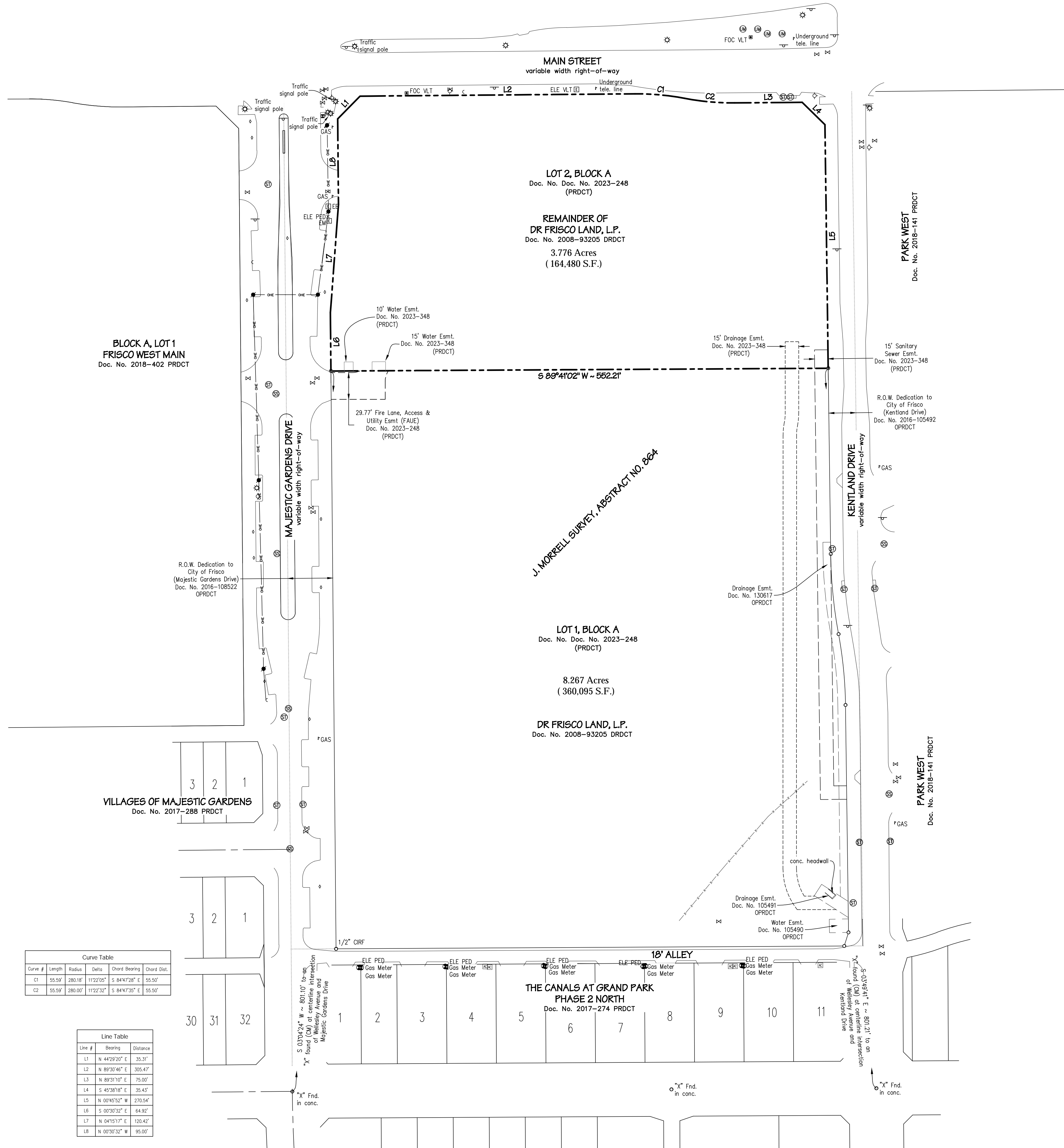


Location Map

LEGEND	
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED.
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
●	POWER POLE
⊕	SAN. SEWER MANHOLE
⊕	STORM SEWER MANHOLE
⊕	LIGHT POLE/STANDARD
⊕	QUI WIRE ANCHOR
○	BOLLARD
⊕	SIGNPOST
⊕	HANDICAP PARKING
⊕	FIRE HYDRANT
⊕	GAS MARKER
⊕	GROUND LIGHT
UGC	UNDERGROUND ELECTRIC LINE MARKER
UGC	UNDERGROUND CABLE MARKER
GTL	GAS TEST LEAD
GM	GAS METER
GAS	GAS LINE MARKER
FOC	FIBROPTIC CABLE MARKER
FC	FIRE SPRINKLER CONTROL BOX
EB	ELECTRIC BOX
EM	ELECTRIC METER
⊕	IRRIGATION CONTROL VALVE
⊕	WATER VALVE
⊕	WATER METER
SSCO	SANITARY SEWER CLEANOUT
—	CHAIN LINK FENCE
—	GUARD RAIL FENCE
—	BARBED WIRE FENCE
—	WOOD FENCE
—	OVERHEAD POWER LINE
CM	CONTROL MONUMENT

Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C1	55.52	280.18'	112°22'31"	S 84°47'28" E 55.50'
C2	55.52	280.00'	112°22'31"	S 84°47'28" E 55.50'

Line Table		
Line #	Bearing	Distance
L1	N 44°29'20" E	35.31'
L2	N 89°30'46" E	305.47'
L3	N 89°31'10" E	75.00'
L4	S 45°38'18" E	35.43'
L5	N 00°45'52" W	278.54'
L6	S 00°30'32" E	84.92'
L7	N 04°15'17" E	120.42'
L8	N 00°30'32" W	95.00'

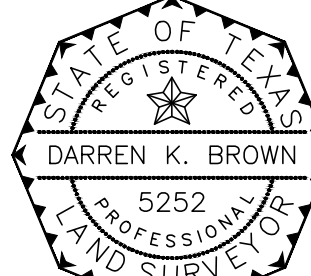


SURVEY RELATED SCHEDULE "B" - EXCEPTIONS	
First National Title Insurance Company, G.F. No. 23-774262-CC, Effective December 13, 2023	
10(g)	The following easement(s) and/or building line(s) affecting the subject property as shown on Map or Plat recorded in Document No. 2023-348, Map or Plat Records, Denton County, Texas: A 10 foot water easement in the southwest corner of property. AFFECTS AS SHOWN A 15 foot water easement in the southwest corner of property. AFFECTS AS SHOWN A 15 foot sanitary sewer easement in the southeast corner of property. AFFECTS AS SHOWN A portion of a 15 foot drainage easement in the southwest corner of property. AFFECTS AS SHOWN
10(h)	Terms and conditions of City of Frisco Ordinance No. 02-05-63, filed July 7, 2003, recorded in Volume 5368, Page 3331, Real Property Records of Denton County, Texas. DOES NOT AFFECT
10(i)	Terms, conditions, easements and stipulations contained in Drainage and Stormwater Detention Easement Agreement and Temporary Easement Agreement executed by and between Seminole Development Corporation, and LMI II New Dark, L.P., dated August 4, 2006, filed August 7, 2006, recorded in/under Instrument No. 2006-96378 of the Real Property Records of Denton County, Texas. DOES NOT AFFECT
10(j)	Easement executed by Noah White and V. V. White, to Denton County Electric Cooperative, Inc., dated January 8, 1938, filed May 31, 1954, recorded in/under Volume 404, Page 284 of the Real Property Records of Denton County, Texas. VAGUE AND OUTDATED
10(k)	Easement executed by C. C. Alchison, to Denton County Electric Cooperative, Inc., dated June 18, 1938, filed September 1, 1953, recorded in/under Volume 402, Page 148 of the Real Property Records of Denton County, Texas. VAGUE AND OUTDATED
10(l)	Easement granted to Field Street Development I, Ltd. and FLST, Ltd., recorded in Document Nos. 2006-22299 and 2006-28516, Real Property Records, Denton County, Texas. AFFECTS, BLANKET IN NATURE, NO SCHEDULE A AND B ATTACHED
10(m)	Terms and provisions of Memorandum of Development Agreement, recorded in Document No. 2015-15498, Real Property Records, Denton County, Texas. AFFECTS, BLANKET IN NATURE
10(n)	Terms and provisions of Memorandum of Screening Wall Agreement, recorded in Document No. 2016-34334, Real Property Records, Denton County, Texas. AFFECTS, BLANKET IN NATURE
10(o)	Terms and provisions of Memorandum of Letter Agreement, recorded in Volume 5389, Page 3959, Real Property Records, as amended in instruments recorded in Document Nos. 2006-96377 and 2016-34335, Real Property Records, Denton County, Texas. AFFECTS, BLANKET IN NATURE
10(p)	Terms and provisions of Memorandum of Development Agreement, recorded in Document No. 2016-35530, Real Property Records, Denton County, Texas. AFFECTS, BLANKET IN NATURE

PRELIMINARY SURVEY FOR REVIEW AND COMMENTS
This survey was prepared without the benefit of title commitment, and there may be easements, other encumbrances, or other matters of record, which have not been shown hereon.
(This note will be removed after the surveyor has received current title commitment and address comments in connection with this subject tract)

SURVEYOR'S CERTIFICATE

To: NSD 2024 Main St and First National Title Insurance Company, and their respective successors and assigns:
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 optional items 1, 2, 3, 4, 7(a), 8, 9, and 13 of Table A thereof. The field work was completed on 2/16/23.
Date of Plat or Map: 1/2/24



Darren K. Brown, RPLS 5252

No part of the subject land is located in a 100-year Flood Plain or in an identified "flood prone area," as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel 48121C0440G, effective on 04/18/2011. The property is located in Zone "X" (areas determined to be outside the 500-year floodplain).



ALTA/NSPS LAND TITLE SURVEY
CITY OF FRISCO
DENTON COUNTY, TEXAS
LOT 2, BLOCK A

Issue Dates:
1/2/24

Date	Revisions

Scale: 1" = 60'
Drawn By: CN
Checked By: DKB

Sheet 1
of 1

JOB # 23-022

Plotting by: D:\Brown, Plot Date: 1/2/2024 8:50 AM
Drawing: C:\2023_JOB5252-022_Majestic Gardens Charter School\SURVEY\DWG\23-022_ALTA_North_Trait_Survey.dwg Saved By: D:\Brown, Save Time: 1/2/2024 8:49:02 AM