LAND TITLE SURVEY 1" = 200' 100 200 C 90°57'54" E N 90°15'14" E (97.70) (158.64') N 89°45'11" E (498.21') CIRS N 89°34'43" E (474.85') CALLED 81.610 ACRES 114 LAND INVESTMENTS, LLC DOC. NO. 2017-144466 O.R.D.C.T. CONVEYED TO DENTON COUNTY LAND & CATTLE, LP DOC. NO. 2020-156422 O.R.D.C.T. EMPSON THOMPSON SURVEY, ABSTRACT NO. 1245 JOHN F. GILBERT SURVEY, ABSTRACT NO. 495 54.97 ACRES 15.00 ACRES ACRES BRENDA CLINE TRUSTEE OF TH BRENDA CLINE LIVING TRUST DOC. NO. 2012-68426 O.R.D.C.T. BRUCE EDDY SMITH DOC. NO. 2023-112376 O.R.D.C.T. CALLED TRACT I - 9.766 ACRES DESCRIBED IN DOC. NO. 2009-48471 O.R.D.C.T. 2023-112375 O.R.D.C.T. CALLED 15:00 ACRES DESCRIBED IN DOC. NO. 2009-48473 O.R.D.C.T. VIII-BRUCE EDDY SMITH DOC. NO. 2023-112376 O.R.D.C.T. CALLED TRACTII - 2:234 ACRES DESCRIBED IN DOC. NO. 2009-4871 O.R.D.C.T. BRUCE EDDY SMITH DOC. NO. 2023-112376 O.R.D.C.T. CALLED 20.000 ACRES c en°41'30" W . CALLED 1.113 ACRES AMANDA GAIL MAY DOC. NO. 2020-207873 O.R.D.C.T. S 89°41'28" W (533.72') (S 89°45'01" W) JOHN DAY S 89°41'28" W (239.39') (256.34') (8 89°45'01" W) ROAD DOC. NO. 2023-5 O.R.D.C.T. 1. The bearings shown on this survey are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).

rey is certified to Fidelity National Title Insurance Company, Sandford Acquisition Company, Inc., Bruce Eddy Smith, Mary Ruth Smith, JDR 70, LP. and is only valid for G.F. No. FT-44122-9001222400152-N.

- Approximate locations of the Underground Utilities, if shown on this survey, were derived from above ground observations, Utility markings, and/or record documents. No excavation was performed on this site at the time of this survey. For the exact location of the Underground Utilities call 1-800-545-6005. Eagle Surveying, LLC accepts no liability as to the accuracy of the Underground Utilities.
- 3 All Canned Iron Rods Set are 1/2 inch with green plastic can stamped "FAGLE SURVEYING"
- 4. This document represents an accurate on the ground survey in Denton County, Texas, on February 19, 2024.

ALTERATIONS AND ERRORS

This survey is the work product of the signing surveyor and may not be altered or modified in any manner, except by the signing surveyor. Any attention or modification performed to this survey by any party except for the signing surveyor will be prosecuted to the fullest extent of the law. The surveyor will not be no to defer for any propose errors for which accordates in an or excepted by the destivation in the surveyor will not be not extend for any manner.

LEGAL DESCRIPTION

BENG a 54.97 are tract of land out of the JONN F. GLEERT SURVEY, ABSTRACT NUMBER 495, shaated in Denton County, Toxas and being all of that certain tract of land conveyed to Broze Eddy Smith by Warranty Deed with Enhanced Life Estate Reservation of record in Document Number 2003-11/2376 of the Official Records of Denton County, Toxas, described as all of a called Tract 1 - 3766 are tox at, all of a called Tract 1 - 324 are tract of incoment Number 2003-11/2376 of the Official Records of Denton County, Toxas, described as all of a called Tract 1 - 3766 are toxat, all of a called Tract 1 - 3766 are toxat of Incoment Number 2003-11/23, and tract and Incoment Number 2003-11/23, and being more particularly described by meles and bounds as follows:

BEGINNING, at a Mag Spike with surreadable washer found at or near the center of a bend in John Day Road, being the Northwest comer of a called 3/93.094 acre tract of land conveyed to Denton County Land & Cattle 2, LP by deed of record in Document Number 2021-228200 of said Official Records, also being the Southwest corner of and 20,000 acre tract and hereof,

THENCE, NOV:26799°E, along or near the center of John Day Road, being the West lines of said 20 000 acre tract, said 2 234 acre tract, said 3 766 acre tract and said 25 5970 acre tract, a distance of 2550 80 feet to a 38 inch iron rod found at the Southwest corner of a called 485 925 acre tract and said 25 5970 acre tract and hard conveyed to Alliance West, LP by deed of record in Document Number 2019 41700 of said Official Records, being the Northwest corner of said 25 5970 acre tract and hard conveyed to Alliance West, LP by deed of record in Document Number 2019 41700 of said Official Records, being the Northwest corner of said 25 5970 acre tract and hereof;

- THENCE, along the South line of said 485.925 acre tract, being the common North line of said 25.9570 acre tract, the following two (2) courses and distances:
- 1. N89'45'11"E, a distance of 498.21 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set:
- 2. N8973443°E, a distance of 474.85 feet to a 12 inch iron rod with green plastic cap stamped 'EAGLE SURVEYING' set at the Northwest corner of a called 13.000 acre tract of land conveyed to The Brenda Cline Living Trust by deed of record in Document Number 2012/88426 of said Official Records, being the Northwest corner of said 25.9570 acre tract and hence!

THENER EXPORTANTLY belongs to the Such first of acid 484 SES are best, show yet in Vision for acid 13000 are best, persion of acid 13000 are best, acid persion of acid 13000 are best

THEMEE, \$585/41/29W, along or next the center of John Day Read, being the North line of said 309.384 acro tool, alone being the South line of said 20,000 acre tract, a distance of 299.39 feet to a Mag Nail Set at the Southeast corner of a called Tract I - 0,000 acre tract, and interconnect or a called Tract I - 0,000 acre tracts and interconnect or a called Tract I - 0,000 acre tracts and interconnect or a called Tract I - 0,000 acre tracts and i

THENCE. leaving the North line of said 359,394 acre tract, in part, along the East line of said 0,900 acre tract and in part, along the East. North and West lines of a called Tract 2 - 1,100 acre tract of land conveyed to Jimmy Besett et. ux by deed of record in Document Number 2022-59957 of said Official Records, being the common South line of said 20,000 acre tract, the following three (3) courses and dista

- 1. N00°26'31"E, a distance of 435.64 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northeast corner of said 1.100 acre tract;
- 2. S89°41'30"W, a distance of 200.00 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northwest corner of said 1.100 acre tract;
- 3. S00°28'31"W, a distance of 435 64 feet to a Mag Spike found at or pear the center of John Day Road, being in the North line of said 369,394 arce tract, also being the Southwest comer of said 1,100 arce tract.

THENCE. S89'41'28'W, along or near the center of John Day Road, being the North line of said 369.394 acre tract, also being the common South line of said 20.000 acre tract, a distance of 533.72 feet to the POINT OF BEGINNING and containing an area of 54.97 Acres, or (2.394,435 Square Feet) of land, more or less.

TRACT 2:

ENION à 1500 acre tract of land out of the JOHN F. GIL BERT SURVEY, ABSTRACT NUMBER 486, stuated in Denton County, Texas and being all of that certain tract of land conveyed to Broze Eddy Smith by Warranty Deed with Enhanced Life Estate Reservation of record in Document Number 2003-4873 of said Official Records and being more particularly described by metes and bounds as follows: BEGINNING, at a Mag Nail set at or near the center of John Day Road, being in the North line of a called 369.394 acre tract of land conveyed to Denton County Land & Cattle 2, LP by deed of record in Document Number 2021-228200 of said Official Records, also being

the Southeast corner of a called 2.0 acre tract of land conveyed to The Brenda Cline Living Trust by deed of record in Document Number 201289426 of said Official Records, also being the Southwest corner of said 15.00 acre tract In SOLICIO SECURITY S

THENCE along the South line of said 485 925 acre tract, being the common North line of said 15 00 acre tract, the following two Courses and distances:

- 1. S89°57'59"E, a distance of 158.64 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- 2. N8911514"E, a distance of 97.70 feet to a 1/2 inch iron not with green plastic cap stamped "EAGLE SURVEYING" set at the Northwest corner of a called 40.588 acre tract of land conveyed to Marjorie Ann Pate by deed of record in Document Number 93-R0016238 of the Real Property Records of Denton County, Texas, also being the Northwest corner of said 15.00 acre tract.

THEMEE, \$5072(30**). Its owing the South line of said 458.025 som text, doing the West line of said 45.026 som text, as detained of \$2549.50 feet to a Mag Nail set at or near the center of John Day Road, being in the North fine of said 95.056 so the said. \$40.000 some text, as lead 15.00 some text, as leading to the southeast corner of said 45.056 some text, as leading to the so

THEMEC, \$500 41191W, along or near the contex of John Day Road, being the North line of said 369 334 acre tract, also being the common South line of said 15.00 acre tract, a distance of 256.34 feet to the POINT OF BEGINNING and containing an area of 15.00 Acre, or (653.05 acre area).

FLOOD NOTE

This property is located in Non-shaded Zone "X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 480774 as shown on Map Number 4812100470G.

SCHEDULE B EXCEPTIONS OF COVERAGE

Subject to the easements as shown on Schedule "B" of the title commitment provided by Title Resources with G.F. No. FT-44122-9001222400152-NJ as listed below

10(i.) Easement(s) and rights incidental thereto, as granted in a document: Granted to: Denton County Electric Cooperative, Inc. Purpose: As provided in said document Recording Date: June 25, 1964.

Recording No: Volume 510, Page 243, Deed Records, Denton County, Texas AFFECTS TRACT 1 - BLANKET TYPE EASEMENT

10(j.) Easement(s) and rights incidental thereto, as granted in a document: Giarried to: Texase Electric Service Company Recording Date: July 19, 1986 Comment Recording Date: July 19, 1986 Comment Recording No: Volume 540, Page 54, Deed Records, Denton County, Texas AFERCTS TARCH 1AS SMORT.

10(k.) Easement(s) and rights incidental thereto, as granted in a document: Granted to: Texas Electric Service Company

Grantee to: Texas Externs Service Company
Purpose: As provided in said document
Recording Date: May 13, 1976
Recording No: Volume 786, Page 359, Deed Records, Denton County, Texas
DOES NOT AFFECT

10(L) Easement(s) and rights incidental thereto, as granted in a document: Granted to: Texas Electric Service Company Purpose: As provided in said document Recording Date: May 13, 1976

ting No: Volume 786, Page 361, Deed Records, Denton County, Texas DOES NOT AFFECT

10(m.) Easement(s) and rights incidental thereto, as granted in a document:
Granted to: Mithelia Energy Company, L.D.
Recording Date: June 27, 2001
Recording Date: June 27, 2001
Recording No: Volume 4687, Page 3427, Real Property Records, Denton County, Texas AFFECTS TAXACT AS 840000

10(n.) Easement(s) and rights incidental thereto, as granted in a document: Granted to: Southwestern Gas Pipeline, Inc. Purpose: As provided in said document Recording Date: October 24, 2001

Recording No: Volume 4950, Page 1376, Real Property Records, Denton County, Texas AFFECTS TRACT 2 - UNABLE TO LOCATE PER DOCUMENT DESCRIPTION

10(a.) Essement(s) and rights incidental thereto, as granted in a document.
Granted to: Southwestern Gair Pipeline, Inc.
Parpose: A provided in said document
Parpose: A provided in said document
Recording No: Volume 4066, Page 1300, Real Properly Records, Dention County, Texas
AFFECTS TRACT 143 SHOWN

10(p.) Easement(s) and rights incidental thereto, as granted in a document:

Purpose: As provided in said document
Recording Date: November 16, 2001
Recording Date: November 16, 2001
Recording No: Volume 4966, Page 1310, Real Property Records, Denton County, Texas
AFFECTS TRACT 2 AS SHOWN

2402.019 DATE 03/01/2024 REVISION 04/23/2024 DRAWN BY

CMW

SURVEYING

Eagle Surveying, LLC 222 South Elm Street Suite: 200 Denton, TX 76201 940.222.3009 www.eaglesurveying.com TX Firm # 10194177

SURVEYORS CERTIFICATION
I hereby certify that this survey substantially complies
with the current Texas Society of Professional Surve
Standards and Specifications for a Category 1A,
Condition II survey, was prepared by me or under my Matth Role 03-05-24









pn	 Overhead
	 Edge of As
	 Edge of G
	 Chain Link

_	Overhead Utilities
_	Edge of Asphalt
_	Edge of Gravel
_	Chain Link Fence
_	Pipe Rail Fence

0 CIRS 100 POR

1/2" Capped Iron Rod Set Stamped "Eagle Surveying Iron Rod Found Point of Beginning T.E.S.C.O. Plat Records, Denton County, Texas

DOC. NO. D.R.D.C.T. ORDET R.P.R.D.C.T.

Document Number Deed Records, Denton County, Texas Official Records, Denton County, Texas Real Property Records