

38365
08/15/2024

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE LEONARD WARD SURVEY, ABSTRACT NUMBER 1385, DENTON COUNTY, TEXAS, AND BEING ALL OF A CALLED 10,000 ACRE TRACT DESCRIBED IN A DEED TO JAMES T. PARKER AND MERIDITH D. PARKER, RECORDED IN COUNTY CLERK DOCUMENT NUMBER 2013-54908, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON PIN AT THE SOUTHEAST CORNER OF SAID 10,000 ACRE TRACT AND A NORTHEAST CORNER OF A CALLED 28.487 ACRE TRACT DESCRIBED IN A DEED TO SHRI KRISHNA VENTURES LLC, RECORDED UNDER COUNTY CLERK DOCUMENT NUMBER 2022-22564, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, SAID PIN ALSO BEING ON THE WEST LINE OF F.M. ROAD 1385;

THENCE NORTH 89 DEGREES 41 MINUTES 46 SECONDS WEST, WITH THE SOUTH LINE OF SAID 10,000 ACRE TRACT AND A NORTH LINE OF SAID 28.487 ACRE TRACT, A DISTANCE OF 623.53 FEET TO A 1/2 INCH IRON PIN FOUND, AT THE SOUTHWEST CORNER OF SAID 10,000 ACRE TRACT AND AN INNER ELL CORNER OF SAID 28.487 ACRE TRACT;

THENCE NORTH 01 DEGREES 51 MINUTES 58 SECONDS WEST, WITH A WEST LINE OF SAID 10,000 ACRE TRACT AND AN EAST LINE OF SAID 28.487 ACRE TRACT, A DISTANCE OF 700.52 FEET TO A 1/2 INCH IRON PIN FOUND AT THE WESTERMOST NORTHWEST CORNER OF SAID 10,000 ACRE TRACT AND A NORTHEAST CORNER OF SAID 28.487 ACRE TRACT. SAID PIN ALSO BEING ON THE SOUTH LINE OF A CALLED 16,000 ACRE TRACT, DESCRIBED IN A DEED TO MARK E. VICKERS AND MARY E. VICKERS, RECORDED IN VOLUME 3155, PAGE 904, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 37 MINUTES 49 SECONDS EAST, WITH A NORTH LINE OF SAID 10,000 ACRE TRACT AND THE SOUTH LINE OF SAID 16,000 ACRE TRACT, A DISTANCE OF 192.76 FEET, TO A 1/2 INCH IRON PIN FOUND AT THE NORTHWEST CORNER OF A CALLED 0.090 ACRE TRACT, DESCRIBED IN A DEED TO LIGHT RANCH WATER SYSTEM #2, RECORDED IN VOLUME 1063, PAGE 929, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 04 MINUTES 34 SECONDS EAST, WITH AN EAST LINE OF SAID 10,000 ACRE TRACT AND THE WEST LINE OF SAID 0.090 ACRE TRACT, A DISTANCE OF 25.62 FEET, TO A 1/2 INCH IRON PIN FOUND AT AN INNER ELL CORNER OF SAID 10,000 ACRE TRACT BEING THE SOUTHWEST CORNER OF SAID 0.090 ACRE TRACT;

THENCE NORTH 89 DEGREES 05 MINUTES 01 SECONDS EAST, WITH A NORTH LINE OF SAID 10,000 ACRE TRACT AND THE SOUTH LINE OF SAID 0.090 ACRE TRACT, A DISTANCE OF 35.14 FEET, TO A 1/2 INCH IRON PIN FOUND AT AN INNER ELL CORNER OF SAID 10,000 ACRE TRACT BEING THE SOUTHEAST CORNER OF SAID 0.090 ACRE TRACT;

THENCE NORTH 00 DEGREES 12 MINUTES 39 SECONDS WEST, WITH A WEST LINE OF SAID 10,000 ACRE TRACT AND THE EAST LINE OF SAID 0.090 ACRE TRACT, A DISTANCE OF 24.85 FEET, TO A 1/2 INCH IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID 0.090 ACRE TRACT, SAID PIN ALSO BEING ON THE SOUTH LINE OF SAID 16,000 ACRE TRACT;

THENCE SOUTH 89 DEGREES 38 MINUTES 03 SECONDS EAST, A DISTANCE OF 396.21 FEET TO A 1/2 INCH IRON PIN FOUND AT THE EASTERMOST NORTHEAST CORNER OF SAID 10,000 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 16,000 ACRE TRACT, SAID PIN ALSO BEING ON THE WEST LINE OF F.M. ROAD 1385;

THENCE SOUTH 01 DEGREES 49 MINUTES 32 SECONDS EAST, WITH AN EAST LINE OF SAID 10,000 ACRE TRACT AND THE WEST LINE OF F.M. ROAD 1385, A DISTANCE OF 699.83 FEET TO THE POINT-OF-BEGINNING AND CONTAINING IN ALL 10,000 ACRES OF LAND.

NOTES:

EASEMENTS FROM TITLE COMMITMENT BY FIRST AMERICAN TITLE GUARANTY COMPANY, GF NUMBER 91529, EFFECTIVE DATE JULY 25, 2024.

10.a. ROAD EASEMENT RECORDED IN VOLUME 1065, PAGE 515, OF THE DEED RECORDS, DENTON COUNTY, TEXAS. IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT TRACT.

10.b. WATER LINE EASEMENT RECORDED IN VOLUME 1065, PAGE 537, OF THE DEED RECORDS DENTON COUNTY, TEXAS. DOES AFFECT THE SUBJECT TRACT AS SHOWN.

10.c. ACCESS EASEMENT RECORDED IN VOLUME 1063, PAGE 929, DEED RECORDS OF DENTON COUNTY, TEXAS. DOES AFFECT THE SUBJECT TRACT AS SHOWN.

10.d. EASEMENT TO DENTON COUNTY ELECTRIC COOPERATIVE RECORDED IN VOLUME 392, PAGE 141 DEED RECORDS, DENTON COUNTY, TEXAS. IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT TRACT AS AMENDED BY DOCUMENT RECORDED UNDER COUNTY CLERK DOCUMENT NUMBER 2024-93182, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS.

10.e. EASEMENT TO DENTON COUNTY ELECTRIC COOPERATIVE RECORDED IN VOLUME 403, PAGE 220 DEED RECORDS, DENTON COUNTY, TEXAS. IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT TRACT AS AMENDED BY DOCUMENT RECORDED UNDER COUNTY CLERK DOCUMENT NUMBER 2024-93182, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS.

10.f. AGREEMENT DEFINING AREA EMBRACED WITHIN EASEMENT, DATED AUGUST 28, 2024, EXECUTED BY AND BETWEEN JAMES T. PARKER AND MERIDITH D. PARKER AND DENTON COUNTY ELECTRIC COOPERATIVE, INC., D/B/A COSERV ELECTRIC, RECORDED ON AUGUST 29, 2024 UNDER INSTRUMENT NO. 93182, OFFICIAL RECORDS OF DENTON, COUNTY, TEXAS, AND ALL THE TERMS, CONDITIONS AND STIPULATIONS CONTAINED THEREIN. DOES AFFECT THE SUBJECT TRACT AS SHOWN.

10.k. DEVELOPMENT AGREEMENT RECORDED ON FEBRUARY 26, 2016, IN COUNTY CLERK'S FILE No. 2016-20798, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS. IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT TRACT.

ERRORS: THE CLIENT OR CLIENT'S REPRESENTATIVES WILL HAVE 45 DAYS, FROM THE DATE THE SURVEY WAS ISSUED TO CHANGE ANY ERRORS ON THE SURVEY. AFTER THE 45 DAYS, ALL PARTIES MUST ACCEPT THE SURVEY AS ISSUED.

BEARINGS ARE BASED ON GPS OBSERVATIONS USING TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 NORTH CENTRAL TEXAS ZONE.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS WITHIN ZONE "XX", AREAS DETERMINED TO BE OUTSIDE OF A DESIGNATED 100 YEAR OR 500 YEAR FLOOD PLAIN, AS SHOWN BY FIRM MAP COMMUNITY PANEL NUMBER 48121C0 260G, DATED APRIL 18, 2011. NO SURVEYING WAS PERFORMED TO DETERMINE THIS FLOOD ZONE.

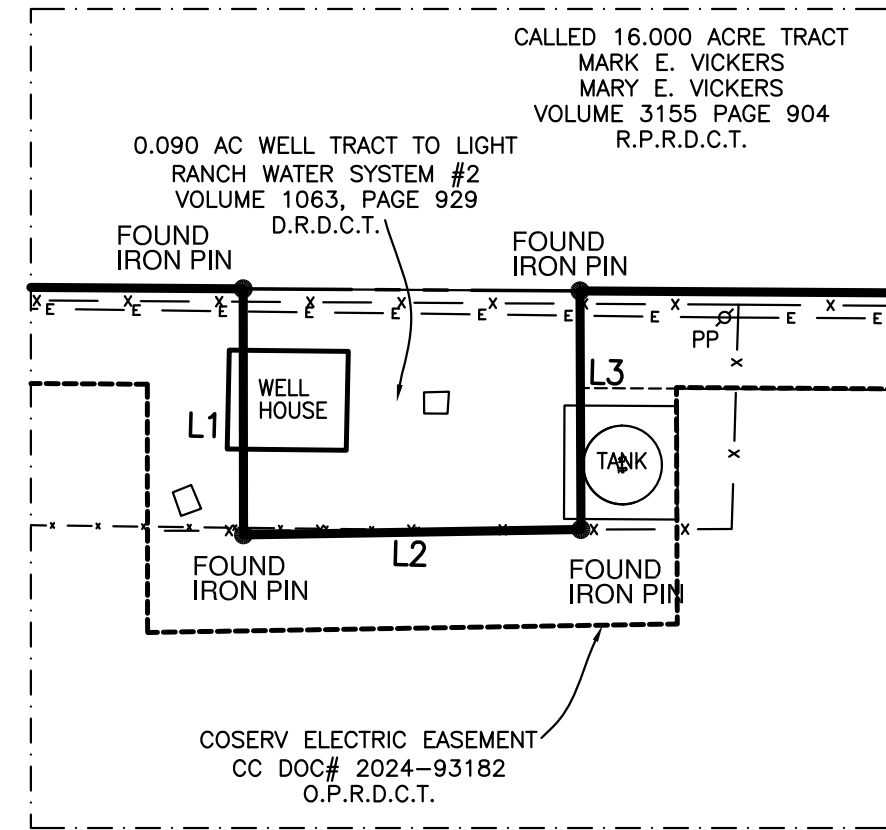
SURVEYOR'S CERTIFICATE

I, BRAD G. SHELTON, DO HEREBY CERTIFY THAT A SURVEY WAS MADE ON THE GROUND THIS 15TH DAY OF AUGUST, 2024 OF THE PROPERTY DESCRIBED HEREON AND THERE ARE NO (VISIBLE) ENCROACHMENTS, PROTRUSIONS, OR OVERLAPPING OF IMPROVEMENTS, EXCEPT AS SHOWN HEREON.

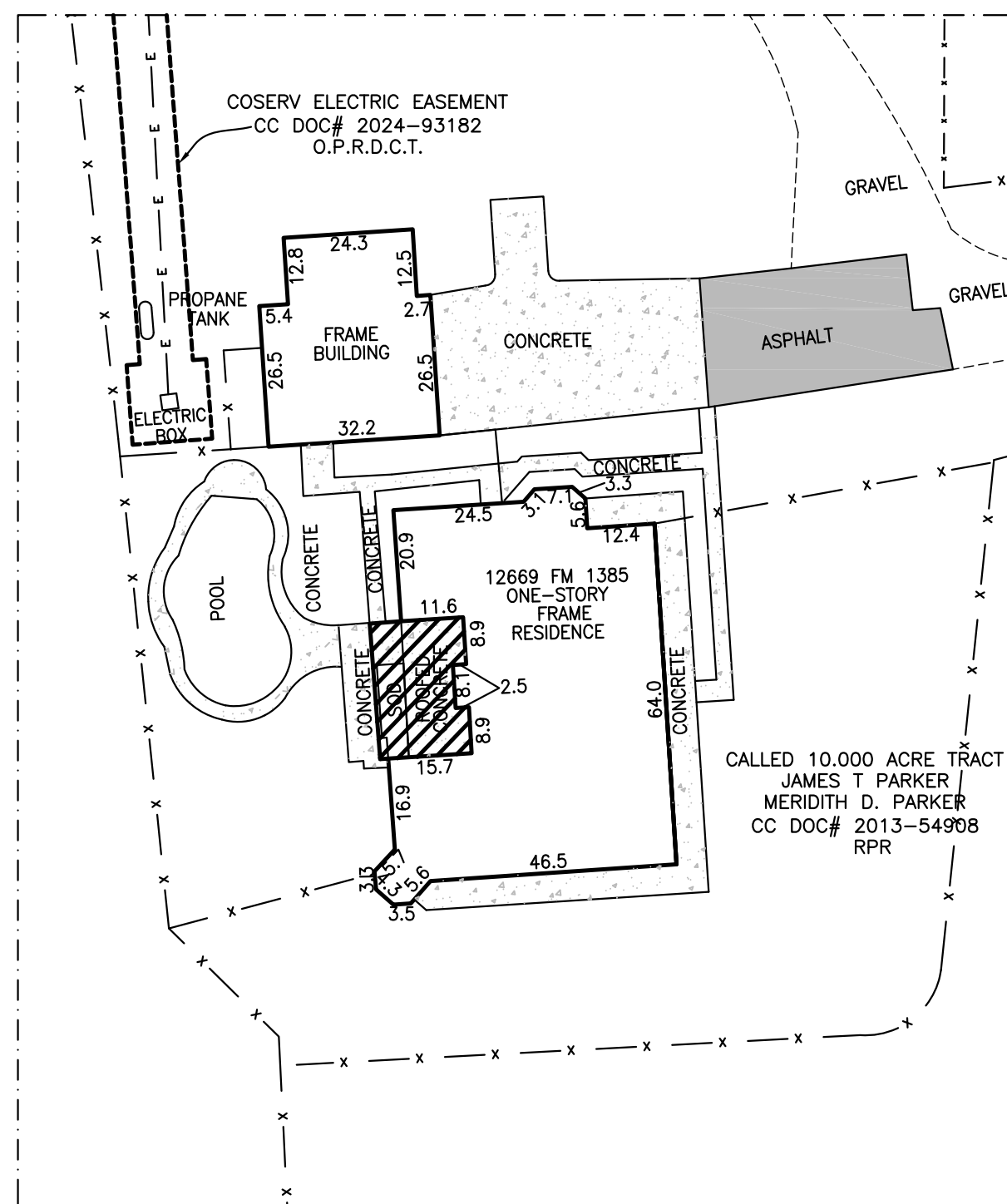
BRAD G. SHELTON
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5452



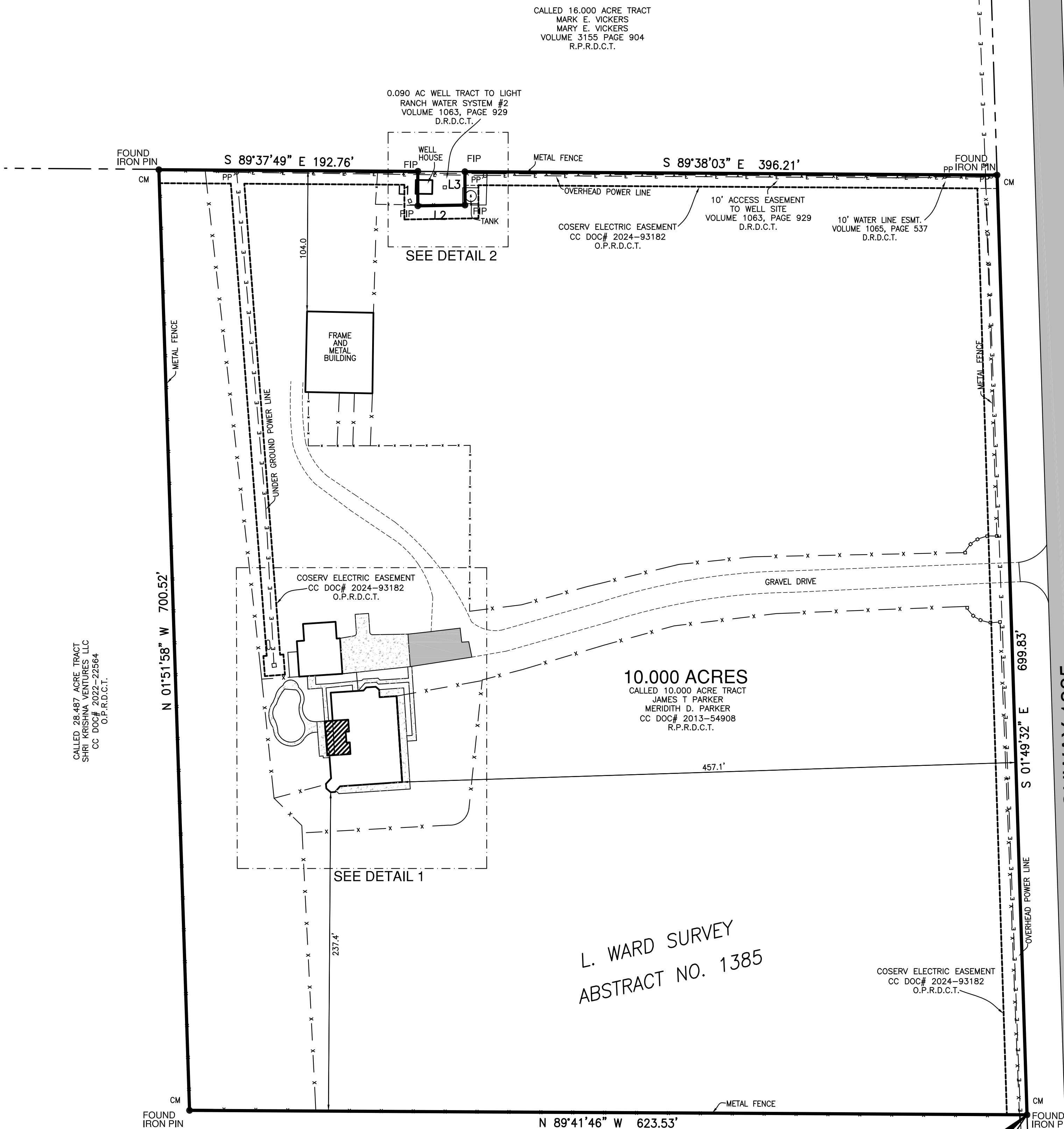
FIRM NO. 10023300



DETAIL 2
SCALE 1"= 20'



DETAIL 1
SCALE 1"= 30'



10,000 ACRES
CALLED 10,000 ACRE TRACT
JAMES T. PARKER
MERIDITH D. PARKER
CC DOC# 2013-54908
R.P.R.D.C.T.

L. WARD SURVEY
ABSTRACT NO. 1385

FM HIGHWAY 1385
(80' RIGHT-OF-WAY)

LEGEND table with symbols for D.R.D.C.T., R.P.R.D.C.T., P.R.D.C.T., O.P.R.D.C.T., C.C. DOC#, CM, TX DOT, MONUMENT, POWER POLE, FENCE, POWER LINE, CONCRETE, ASPHALT.

LINE TABLE table with columns for line ID, bearing, and distance.



Table with columns for DATE, REVISIONS, and ADDRESSED REVISED TITLE COMMITMENT.

Table with columns for DWN., BGS, DMS, SCALE, DATE, and BY:.

Metroplex Surveying, Inc. logo and contact information: 940-387-0506, 223 W. HICKORY, DENTON, TEXAS 76201, info@metroplexsurveying.com

12669 FM HIGHWAY 1385
10,000 ACRES IN THE LEONARD WARD SURVEY,
ABSTRACT 1385, DENTON COUNTY, TEXAS

Table with columns for SHEET OF, JOB No., and values 1, 1, 38365.

BOUNDARY SURVEY