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LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N42°13'48"E	102.28'	L15	N22°04'54"W	64.06'	L29	N42°20'26"W	36.93'
L2	N24°25'08"E	45.07'	L16	N43°08'03"W	77.62'	L30	N48°18'02"W	48.29'
L3	N09°54'20"W	142.91'	L17	N70°45'15"W	91.34'	L31	N02°43'39"E	29.05'
L4	N12°25'02"W	134.41'	L18	S63°53'41"W	79.05'	L32	N49°02'30"E	250.67'
L5	N13°36'04"E	73.31'	L19	S53°25'31"W	86.35'	L33	N24°15'32"E	183.24'
L6	N43°01'50"E	96.04'	L20	S41°38'05"W	24.58'	L34	N11°15'39"E	182.23'
L7	N51°45'40"E	177.64'	L21	S71°14'33"W	28.56'	L35	N36°55'16"E	110.57'
L8	N48°20'01"E	166.19'	L22	S84°15'12"W	19.58'	L36	N34°21'41"E	48.50'
L9	N17°55'28"E	229.06'	L23	N20°18'27"W	36.30'	L37	S31°13'06"W	360.25'
L10	N03°19'39"E	96.07'	L24	N11°34'54"W	36.66'	L38	S30°19'52"W	346.45'
L11	N76°06'00"E	90.32'	L25	N07°44'20"W	48.50'	L39	S31°37'00"W	459.55'
L12	N72°26'54"E	238.10'	L26	N19°52'36"E	33.50'	L40	S33°29'22"W	169.95'
L13	N57°31'12"E	117.64'	L27	N66°49'02"E	45.10'	L41	S18°37'46"W	740.37'
L14	N25°42'40"E	98.47'	L28	N32°11'49"E	43.84'			

CURVE TABLE					
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING
C1	44.87'	001°17'08"	2000.00'	22.44'	S30°58'26"W
C2	65.37'	001°52'21"	2000.00'	32.69'	S32°33'11"W
C3	112.18'	016°04'06"	400.00'	56.46'	S41°31'24"W
C4	296.68'	030°54'22"	550.00'	152.04'	S34°06'16"W

P.O.B. POINT OF BEGINNING
PKF PK NAIL FOUND
IRF IRON ROD FOUND
IPF IRON PIPE FOUND
CRF CAPPED IRON ROD FOUND
CHS CARVED IRON ROD SET
D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
SQ. FT. SQUARE FEET
INST. NO. INSTRUMENT NUMBER
VOL. PG. VOLUME, PAGE
E.S.W. EASEMENT
R.O.W. RIGHT-OF-WAY

LEGEND

() ORIGINAL BOUNDARY CALL
(CM) CONTROLLING MONUMENT
-X- EXISTING FENCE LINE
-OE- OVERHEAD ELECTRIC LINE
-GAS- UNDERGROUND GAS LINE
SIGN
P POWER POLE
GLM GAS LINE MARKER
ASPHALT PAVEMENT
TPED TELEPHONE PEDESTAL
MAILBOX
CMP CORRUGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE

EASEMENT NOTES:

Reference: Fidelity National Insurance Company, INC., dated effective December 20, 2021 and issued January 12, 2022 under GF No.: FTDAL-34-9000342100809.

Schedule B:

10(1) The easement and right-of-way to Energy Transfer Fuel, LP recorded in Instrument Number 2005-87194, Official Public Records, Denton County Texas, is located on the subject tract shown hereon.

Legal Description:

BEING a tract of land situated in the F.H. Pollard Survey, Abstract Number 995, and being a part of a called 151.50 acre tract of land described in a Warranty Deed to Tom L. Decker recorded in Volume 959, Page 71, Deed Records, Denton County, Texas (D.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a PK Nail found at an angle point in the south line of said 151.50 acre tract of land and in the north line of a called 2,439.8661 acre tract of land described in a Special Warranty Deed to Sandbrook Investments, Inc., recorded in Instrument Number 2004-87194 Official Public Records, Denton County, Texas (O.P.R.D.C.T.), and being in or near the centerline intersection of Bonar Road with Coffey Road;

THENCE North 87 degrees 18 minutes 18 seconds West, a distance of 1,095.28 feet along the south line of said 151.50 acre tract of land and the north line of said 2,439.8661 acre tract of land to a point for corner in the centerline of Pecan Creek;

THENCE the following courses and distances along the west line of said 151.50 acre tract of land and along the centerline of Pecan Creek:

North 42 degrees 13 minutes 48 seconds East, a distance of 102.28 feet to a point for corner;
North 24 degrees 25 minutes 08 seconds East, a distance of 45.07 feet to a point for corner;
North 09 degrees 54 minutes 20 seconds West, a distance of 142.91 feet to a point for corner;
North 12 degrees 25 minutes 02 seconds West, a distance of 134.41 feet to a point for corner;
North 13 degrees 36 minutes 04 seconds East, a distance of 73.31 feet to a point for corner;
North 43 degrees 01 minutes 50 seconds East, a distance of 96.04 feet to a point for corner;
North 51 degrees 45 minutes 40 seconds East, a distance of 177.64 feet to a point for corner;
North 48 degrees 20 minutes 01 seconds East, a distance of 166.19 feet to a point for corner;
North 17 degrees 55 minutes 28 seconds East, a distance of 229.06 feet to a point for corner;
North 03 degrees 19 minutes 39 seconds East, a distance of 96.07 feet to a point for corner;
North 76 degrees 06 minutes 00 seconds East, a distance of 90.32 feet to a point for corner;
North 72 degrees 26 minutes 54 seconds East, a distance of 238.10 feet to a point for corner;
North 57 degrees 31 minutes 12 seconds East, a distance of 117.64 feet to a point for corner;
North 25 degrees 42 minutes 40 seconds East, a distance of 98.47 feet to a point for corner;
North 22 degrees 04 minutes 54 seconds East, a distance of 64.06 feet to a point for corner;
North 43 degrees 08 minutes 03 seconds West, a distance of 77.62 feet to a point for corner;
North 70 degrees 45 minutes 15 seconds West, a distance of 91.34 feet to a point for corner;
South 63 degrees 53 minutes 41 seconds West, a distance of 79.05 feet to a point for corner;
South 53 degrees 25 minutes 31 seconds West, a distance of 86.35 feet to a point for corner;
South 41 degrees 38 minutes 05 seconds West, a distance of 24.58 feet to a point for corner;
South 71 degrees 14 minutes 33 seconds West, a distance of 28.56 feet to a point for corner;
South 84 degrees 15 minutes 12 seconds West, a distance of 19.58 feet to a point for corner;
North 20 degrees 18 minutes 27 seconds West, a distance of 36.30 feet to a point for corner;
North 11 degrees 34 minutes 54 seconds West, a distance of 36.66 feet to a point for corner;
North 07 degrees 44 minutes 20 seconds West, a distance of 48.50 feet to a point for corner;
North 19 degrees 52 minutes 36 seconds East, a distance of 33.50 feet to a point for corner;
North 66 degrees 49 minutes 02 seconds East, a distance of 45.10 feet to a point for corner;
North 32 degrees 11 minutes 49 seconds East, a distance of 43.84 feet to a point for corner;
North 42 degrees 20 minutes 26 seconds East, a distance of 36.93 feet to a point for corner;
North 48 degrees 18 minutes 02 seconds West, a distance of 48.29 feet to a point for corner;
North 02 degrees 43 minutes 39 seconds East, a distance of 29.05 feet to a point for corner;
North 49 degrees 02 minutes 30 seconds East, a distance of 250.67 feet to a point for corner;
North 24 degrees 15 minutes 32 seconds East, a distance of 183.24 feet to a point for corner;
North 11 degrees 15 minutes 39 seconds East, a distance of 182.23 feet to a point for corner;
North 36 degrees 55 minutes 16 seconds East, a distance of 110.57 feet to a point for corner;
North 34 degrees 21 minutes 41 seconds East, a distance of 48.50 feet to a point for corner at the northwest corner of said 151.50 acre tract of land, said point being in the south line of a called 35.456 acre tract of land described in a Warranty Deed to Alice S. Madden recorded in Volume 639, Page 97 D.R.D.C.T.;

THENCE South 87 degrees 18 minutes 18 seconds East, a distance of 1,095.28 feet to a PK Nail found in the north line of said 151.50 acre tract of land, said PK Nail being at the southeast corner of said 35.456 acre tract of land and the southwest corner of a called 8.00 acre tract of land described in a Warranty Deed to Ernest A. Mahard, Jr., recorded in Instrument Number 2005-87636, O.P.R.D.C.T.;

THENCE South 31 degrees 13 minutes 06 seconds West, along or near the centerline of said Coffey Road a distance of 360.25 feet to a PK Nail set near the centerline of said Coffey Road;

THENCE South 30 degrees 19 minutes 52 seconds West, along or near the centerline of said Coffey Road a distance of 346.45 feet to a PK Nail set in or near the centerline of said Coffey Road;

THENCE in a southwesterly direction, a length of 44.87 feet along a curve to the right, having a central angle of 01 degrees 17 minutes 08 seconds, a radius of 2000.00 feet, a tangent length of 22.44 feet and whose chord bears South 30 degrees 58 minutes 26 seconds West a distance of 44.87 feet to a PK Nail set in or near the centerline of said Coffey Road;

THENCE South 31 degrees 37 minutes 00 seconds West, along or near the centerline of said Coffey Road a distance of 459.55 feet to a PK Nail set in or near the centerline of said Coffey Road;

THENCE in a southwesterly direction, a length of 65.37 feet along a curve to the right, having a central angle of 01 degrees 52 minutes 22 seconds, a radius of 2000.00 feet, a tangent length of 32.69 feet and whose chord bears South 41 degrees 31 minutes 24 seconds West a distance of 112.18 feet to a PK Nail set in or near the centerline of said Coffey Road;

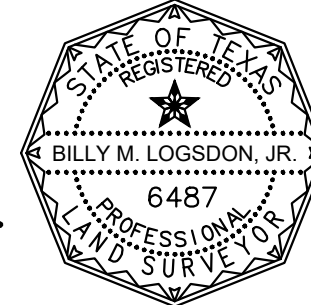
THENCE in a southwesterly direction, a length of 296.68 feet along a curve to the left, having a central angle of 30 degrees 54 minutes 22 seconds, a radius of 550.00 feet, a tangent length of 152.04 feet and whose chord bears South 34 degrees 06 minutes 16 seconds West a distance of 293.09 feet to a PK Nail set in or near the centerline of said Coffey Road;

THENCE South 18 degrees 37 minutes 46 seconds West, along or near the centerline of said Coffey Road a distance of 740.37 feet to the point of beginning and containing 61,656 square feet or 2,685,719 acres tract of land.

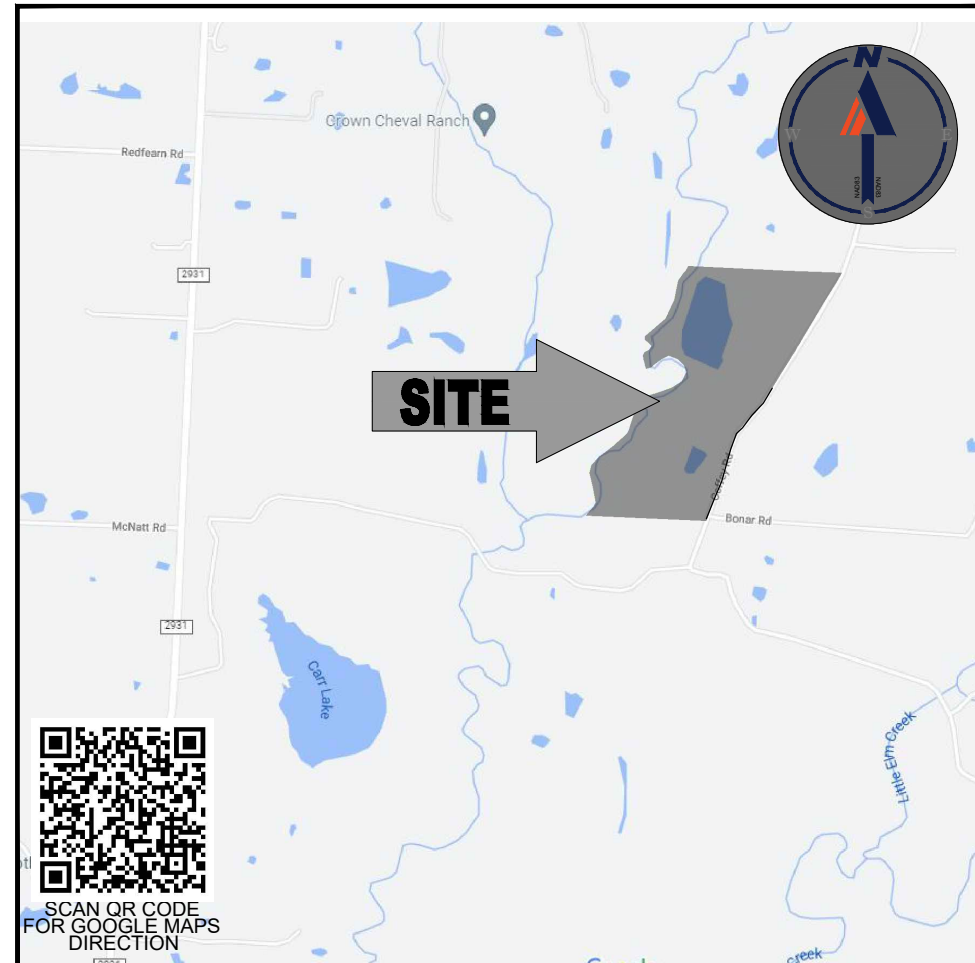
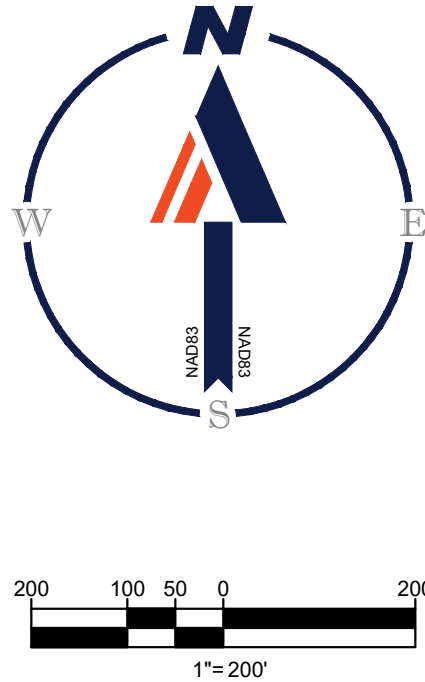
TO: DOSTI PARTNERS, LLC

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, 6(a), 7(a), 8, 9, 11(a), 11(b), 13, 14, 16 & 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 21, 2022.

BILLY M LOGSDON, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6487
MARCH 21, 2024



THIS CERTIFICATION IS MADE TO ONLY NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR THE USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY AS EVIDENCE, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.



LOCATION MAP

SCALE: N.T.S.

GENERAL NOTES:

- The basis of bearing is derived from the Texas AllTerra RTKnet Cooperative Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83. Elevations, if shown, are derived from North American Vertical Datum (NAVD) 88 using GEOID12A.
- According to Community Panel No. 48121C0270G dated April 18, 2011, of the Federal Emergency Management Agency, National Flood Insurance Program Map, a portion of this property is within Flood Zone "X", (areas determined to be outside 500-year floodplain), which is not a special flood hazard area and a portion of this property is within Flood Zone "AE", (areas determined to be in the 500-year floodplain, without base flood elevations), which is a special flood hazard area. The portion of this site that 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 statement shall not create liability on the part of the Surveyor.
- The subject tract is located in an unincorporated area of Denton County. This survey has been prepared without a zoning report or letter being provided to the surveyor. No list of current zoning classifications, setback requirements, the height and floor space area restrictions or parking requirements have been identified in the process of conducting the fieldwork.
- Location of all underground utilities are approximate, source information from record documents listed in title commitment from Fidelity National Title Insurance Company, dated effective December 20, 2021 and issued January 12, 2022 under GF No.: FTDAL-34-9000342100809 has been combined with observed evidence of utilities at the time of this survey to develop a view of those underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
- Property has direct access to Coffey Road along the east boundary and access to Bonar Road at the southeast boundary.
- The subject property has no visible signs of recent earth work, building construction, or building additions.
- There were no changes to the street right-of-way, evidence of sidewalk construction or repairs were observed in the process of conducting the fieldwork.
- This survey has been prepared for the sole purpose of the transaction described in the referenced title commitment and the parties listed thereon. This survey is not to be used for any subsequent transactions.
- The subject tract shown on the survey is the same tract of land described in a title commitment from Fidelity National Title Insurance Company, dated effective December 20, 2018 and issued January 12, 2022 under GF No.: FTDAL-34-9000342100809
- There were no clearly identifiable parking areas, lots or parking structures identified in the process of conducting the fieldwork.
- Plottable offsite easements: as shown hereon
- Site improvements shown are current as to the field date shown on this survey.