

**SURVEYED**  
I have this data directed a careful and accurate survey made on the grounds of the property located at 1405 East McKinney Street in the City of Denton, Denton County, Texas, being

**TRACT 1:** All that certain lot, tract or parcel of land lying and being situated in Denton County, Texas and being a part of the Jonathan Brock Survey, Abstract Number 55 and also being the remainder of a tract of land described in deed to Denton Justice Plaza, LLC, recorded in Instrument Number 2017-123406, Real Property Records, Denton County, Texas and being more fully described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found in the East line of Jannie Street, for the Northwest corner of said Denton Justice Plaza, LLC, tract, same being the Southwest corner of Lot 3, Block 1, of Jannie Street Addition, recorded in Cabinet E, Page 84, Plat Records, Denton County, Texas;

**THENCE** North 88 degrees 14 minutes 04 seconds East, a distance of 210.10 feet to a 1/2 inch iron rod found for the Southeast corner of said Lot 3;

**THENCE** North 89 degrees 32 minutes 48 seconds East, a distance of 176.18 feet to a 1/2 inch iron rod found for the Northeast corner of said Denton Justice Plaza, LLC tract;

**THENCE** South 00 degrees 07 minutes 05 seconds East, a distance of 298.72 feet to a capped iron rod set stamped "KAZ" for the Northeast corner of Lot 5, Block A, of Justice Plaza Addition, as shown on Plat recorded in County Clerk's Document No. 2019-349, Plat Records, Denton County, Texas;

**THENCE** North 89 degrees 57 minutes 40 seconds West, a distance of 128.16 feet to a capped iron rod set stamped "KAZ" for the Northwest corner of said Lot 5;

**THENCE** North 00 degrees 02 minutes 20 seconds East, a distance of 147.17 feet to a capped iron rod set stamped "KAZ" for the Northeast corner of CA-1 of said Block A;

**THENCE** North 89 degrees 57 minutes 40 seconds West, a distance of 155.08 feet to a capped iron rod set stamped "KAZ" for the Northwest corner of said Lot CA-1;

**THENCE** South 00 degrees 02 minutes 20 seconds West, a distance of 123.78 feet to a capped iron rod set stamped "KAZ";

**THENCE** North 88 degrees 57 minutes 40 seconds West, a distance of 102.21 feet to a capped iron rod set stamped "KAZ";

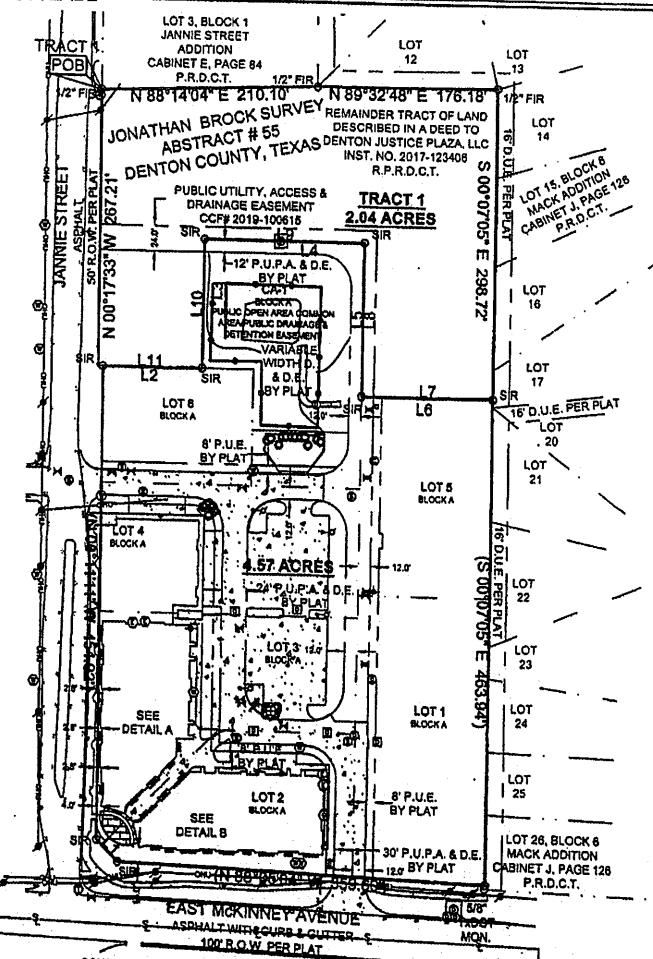
**THENCE** North 00 degrees 17 minutes 33 seconds West, a distance of 267.21 feet to the POINT OF BEGINNING containing 2.04 acres of land, more or less.

**TRACT 2:** Lots CA-1, 1, 2, 3, 4, 5, and 6 in Block A, of Justice Plaza Addition, an Addition to the City of Denton, Denton County, Texas, according to the Plat thereof recorded in County Clerk's Document No. 2019-349, Plat Records, Denton County, Texas.

**FLOOD STATEMENT:** I have reviewed the F.E.M.A. Flood Insurance Rate Map for the City of Denton, Community Number 480194 effective date 4-19-2011 and that map indicates as shaded, that this property is within "Non-Shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood (500-year) as shown on Panel 380 G of said map.

**SURVEYORS CERTIFICATION**  
Certified to First American Title Guaranty Company, Freedom Title (GFR1061078DN-RA), American Nation Bank, and Denton Justice Plaza, LLC.  
This survey correctly represents the results of an on-the-ground survey made under my direction and supervision on 07-19-2021 and substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey. There are no apparent encroachments, intrusions or protrusions except as shown hereon.

- LEGEND**
- ⊠ = ELECTRIC TRANSFORMER
  - ⚡ = POWER POLE
  - ⚡ = LIGHT POLE
  - ⚡ = FIRE HYDRANT
  - ⚡ = WATER VALVE
  - ⊙ = ELECTRIC METER
  - ⊙ = GAS METER
  - ⊙ = WATER METER
  - ⊙ = SEWER CLEANOUT
  - ⊙ = TELEPHONE MANHOLE
  - Δ = SURVEY CORNER
  - P.U.P.A. = PUBLIC UTILITY, PUBLIC ACCESS EASEMENT
  - P.U.E. = PUBLIC UTILITY EASEMENT
  - D.E. = DRAINAGE EASEMENT
  - D.U.E. = DRAINAGE & UTILITY EASEMENT
  - FIR = FOUND IRON ROD
  - FIR/CAP = FOUND IRON ROD W/CAPPED
  - CM = CONTROLLING MONUMENT
  - ( = PLAT OR DEED CALL
  - POB = POINT OF BEGINNING
  - = CHAIN LINK FENCE
  - = WOOD FENCE
  - = OVER-HEAD UTILITIES
  - = ASPHALT
  - = CONCRETE
  - = BRICK
- Handwritten signature: [Signature]*  
08/09/2021



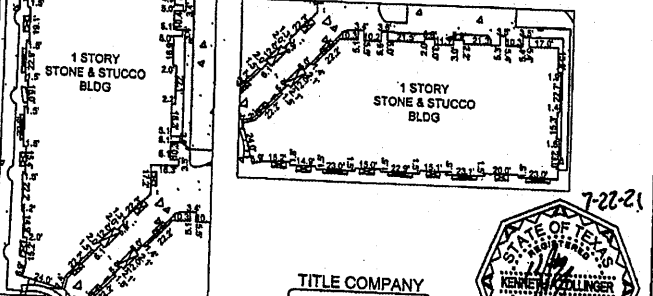
**SCHEDULE "B" ITEMS**

Commitment for Title Insurance, (T-7), dated June 21, 2021  
Policy Number 21061078DN-RA)

10(b.) Volume 231, Page 188 Easement to Texas Power & Light Company; does affect by rights of ingress-egress

10(c.) CCF# 2019-100618 Easement to the City of Denton; does affect as shown

LINE	BEARING	DISTANCE
L1	N 45°14'14" W	29.33'
L2	S 88°57'40" E	97.52'
L3	N 00°02'20" E	123.78'
L4	S 88°57'40" E	155.08'
L5	S 00°02'20" W	147.17'
L6	S 88°57'40" E	128.16'
L7	N 89°57'40" W	128.16'
L8	N 00°02'20" E	147.17'
L9	N 89°57'40" W	155.08'
L10	S 00°02'20" W	123.78'
L11	N 89°57'40" W	102.21'



**TITLE COMPANY**  
FreedomTitle

**KAZ SURVEYING**  
TX FIRM REGISTRATION # 10002100

**1720 WESTMINSTER**  
DENTON, TX 76205  
(940)382-3448  
JOB NUMBER: 170537-04  
DRAWN BY: MMF  
DATE: 07-20-2021  
R.P.L.S.  
KENNETH A. ZOLLINGER