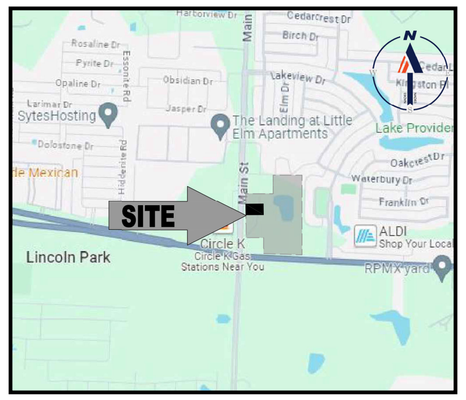
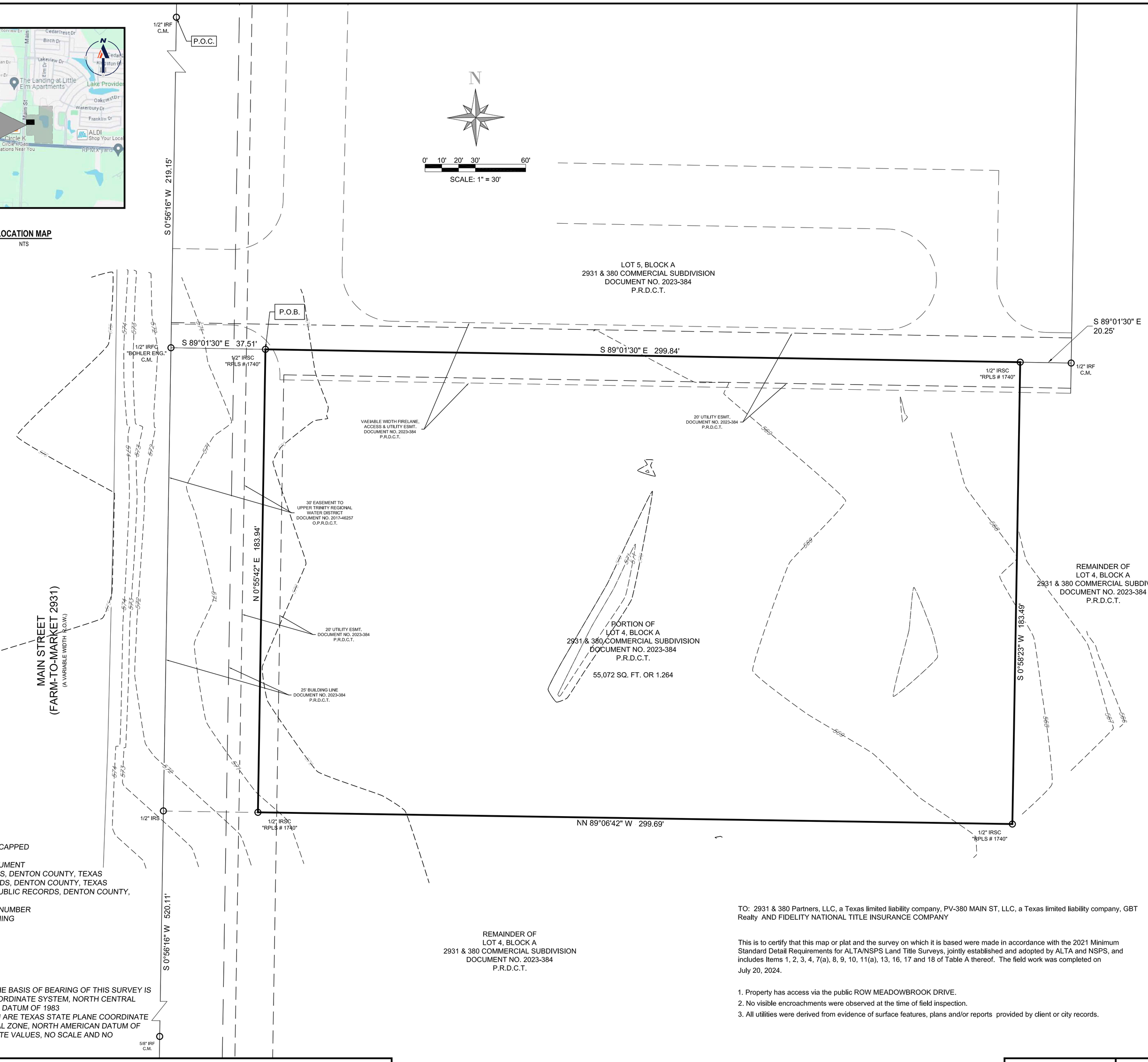


LOCATION MAP
NTS



This is to certify that I have, this date, made an on the ground survey of the property located on U. S. Highway NO. 380 E in the Town of Providence, Denton County, Texas, described as follows:

STATE OF TEXAS ~
COUNTY OF DENTON ~

BEING a tract of land situated in the Marsella Jones Survey, Abstract No. 662, Town of Providence Village, Denton County, Texas, and being part of Lot 4, Block A of 2931 & 380 Commercial Subdivision, according to the plat recorded in Instrument No. 2023-384, Official Public Records, Denton County, Texas (O.P.R.D.C.T.), and being part of a called 9.477 acre tract of land as described in a Special Warranty Deed to 800 Main Street Providence Village Owner, LLC, a Delaware limited liability company, recorded in Instrument No. 2024-78240 (O.P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a one-half inch iron rod found for the northwest corner of Lot 5, Block A of said 2931 & 380 Commercial Subdivision and for an angle point on the east right-of-way line of Farm-to-Market Road No. 2931 (Main Street) (a variable width public right-of-way);

THENCE South 00 degrees 56 minutes 16 seconds West, along the west line of said Lot 5 and the east right-of-way line of said Farm-to-Market Road No. 2931, a distance of 219.15 to a one-half inch iron rod with yellow cap stamped "BOHLER ENG." found at the southwest corner of said Lot 5 and the west most northwest corner of said Lot 4, from which a five-eighths inch iron rod with yellow cap found (cap damaged) bears South 00 degrees 56 minutes 16 seconds West, a distance of 520.11 feet for the southwest corner of said Lot 4 and the northwest corner of Lot 1, Block A of said 2931 & 380 Commercial Subdivision;

THENCE departing the east right-of way line of said Farm-to-Market Road No. 2931, South 89 degrees 01 minute 30 seconds East, along the south line of said Lot 5 and the north line of said Lot 4, a distance of 37.51 feet to a one-half inch iron rod with yellow cap stamped "RPLS # 1740" set for the **POINT OF BEGINNING**;

THENCE South 89 degrees 01 minute 30 seconds East, continuing along the south line of said Lot 5 and the north line of said Lot 4, a distance of 299.84 feet to a one-half inch iron rod with yellow cap stamped "RPLS # 1740" iron rod set for corner, from which a capped iron rod set bears South 89 degrees 01 minute 30 seconds East, a distance of 20.25 feet at the southeast corner of said Lot 5 and a re-entrant corner on the north line of said Lot 4;

THENCE departing the south line of said Lot 5 and the north line of said Lot 4, over and across said Lot 4, the following bearings and distances;

South 00 degrees 58 minutes 23 seconds West, a distance of 183.49 feet to a one-half inch iron rod with yellow cap stamped "RPLS # 1740" set for corner, ;

North 89 degrees 06 minutes 42 seconds West, a distance of 299.69 feet to a one-half inch iron rod with yellow cap stamped "RPLS # 1740" set for corner, ;

North 00 degrees 55 minutes 42 seconds East, a distance of 183.94 feet to the **POINT OF BEGINNING**, and **CONTAINING** 55,072 square feet or 1.264 acres of computed land.

This survey was performed in connection with the transaction described in GF No. 4000412401339 effective **June 24, 2024** of **FIDELITY NATIONAL TITLE INSURANCE COMPANY**. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception):
d. Building Lines and Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat recorded under Clerk's File No. 2023-384, Plat Records, Denton County, Texas:
25' Setback does not affect subject property, 10' Setbacks does not affect subject property,
24', and 12' Firelane, Access & Utility Easement: Affects subject property and plotted on survey,
10' Utility Easement does not affect subject property, 20' Affects subject property and plotted on survey and 16' Utility Easements does not affect subject property,
15' drainage easement, Does not affect subject property
As to Tract 1,
e. Building Lines and Easement(s) and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat recorded under Clerk's File No. 2023-384, Plat Records, Denton County, Texas,
As to Tract 2, Affects and plotted on survey,
f. Affidavit to the Public:
Recording Date: December 7, 2001
Recording No.: In Volume 4979, Page 1, Real Property Records, Denton County, Texas, Affects subject property and blanket in nature
g. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated April 20, 2017, recorded April 21, 2017 at under Clerk's File No. 2017-46262 of the Official Records of Denton County, Texas, which document contains the following language oil, gas and other minerals. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s). Affects subject property and blanket in nature.
h. Subject to Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated April 20, 2017, recorded April 21, 2017 at under Clerk's File No. 2017-46263 of the Official Records of Denton County, Texas, which document contains the following language oil, gas and other minerals. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s). Does not affects subject property.
i. Easement awarded to the Upper Trinity Regional Water District in that suit under Cause No. ED-2001-01223, and being filed April 21, 2017 and recorded under Clerk's File No. 2017-46257, Real Property Records, Denton County, Texas, as shown on map or plat Volume 2023, Page 384, Real Property Records, Denton County, Texas. Affects subject property and plotted on survey, Does not affects subject property
j. Terms, provisions and conditions of Possession and Use Agreement for Transportation Purposes with additional payment of Independent Consideration filed February 4, 2019, recorded under Clerk's File No. 2019-11365, Real Property Records, Denton County, Texas, Does not affect subject property,
k. Matters contained in that certain document
Entitled: Reciprocal Access Easement Agreement
Dated: February 4, 2022
Executed by: 2931 & 380 Partners LLC, a Texas limited liability company and Hooda Corporation, Inc., a Texas corporation
Recording Date: February 9, 2022
Recording No: under Clerk's File No. 2022-19751, Real Property Records, Denton County, Texas
Reference is hereby made to said document for full particulars.
As to Tract 2, Does not affect subject property,

Larry Turman
Registered Professional Land Surveyor No. 1740

STATE OF TEXAS REGISTERED Larry Turman 1740 PROFESSIONAL LAND SURVEYOR

LEGEND:

IRF - IRON ROD FOUND
IRFC - IRON ROD FOUND CAPPED
R.O.W. - RIGHT-OF-WAY
CM - CONTROLLING MONUMENT
P.R.D.C.T. - MAP RECORDS, DENTON COUNTY, TEXAS
D.R.D.C.T. - DEED RECORDS, DENTON COUNTY, TEXAS
O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
INST. NO. - INSTRUMENT NUMBER
P.O.B. - POINT OF BEGINNING
FND. - FOUND
ESMT- EASEMENT
VOL. - VOLUME
PG. - PAGE

GENERAL NOTES:

1. BASIS OF BEARING - THE BASIS OF BEARING OF THIS SURVEY IS TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983
2. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

TO: 2931 & 380 Partners, LLC, a Texas limited liability company, PV-380 MAIN ST, LLC, a Texas limited liability company, GBT Realty AND FIDELITY NATIONAL TITLE INSURANCE COMPANY

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, 7(a), 8, 9, 10, 11(a), 13, 16, 17 and 18 of Table A thereof. The field work was completed on July 20, 2024.

1. Property has access via the public ROW MEADOWBROOK DRIVE.
2. No visible encroachments were observed at the time of field inspection.
3. All utilities were derived from evidence of surface features, plans and/or reports provided by client or city records.

ALTA/NSPS LAND TITLE SURVEY
OF
1.264 ACRE TRACT
BEING A PORTION OF
LOT 4, BLOCK A
2931 & 380 COMMERCIAL SUBDIVISION
DOCUMENT NO. 2023-384
PLAT RECORDS, DENTON COUNTY, TEXAS
SITUATED IN
M. JONES SURVEY, ABSTRACT NO 662
TOWN OF PROVIDENCE, DENTON COUNTY, TEXAS

SHEET: 1 OF 2

LEGEND

	GAS METER		FIRE HYDRANT		MONITORING WELL		SIGN
	GAS VALVE		WATER METER		TRAFFIC SIGNAL POLE		LIGHT POLE
	TELEPHONE PEDESTAL		BOLLARD		TRAFFIC SIGNAL BOX		TYPICAL FENCE
	POWER POLE		WATER VALVE		SWB MAN HOLE		CONCRETE
	DOWN GUY	P	TRANSFORMER PAD		GAS LINE MARKER		TREE
	S.S. MAN HOLE		ELECTRIC MANHOLE		VAULT	E	ELECTRIC BOX
	CLEAN OUT		STORM DRAIN MAN HOLE		TELEPHONE MANHOLE		

NO.	DATE	REVISION
1.		
2.		
3.		

LARRY TURMAN, RPLS #1740
TBPS No. 10194623

1475 HERITAGE PKWY., STE 217
MANSFIELD, TEXAS 76063

(817) 798-4039 CELL
surveygroup@att.net

JOB NO.:	24-040
DATE:	JULY 20, 2024
SCALE:	1" - 30'
DRAWN BY:	RM