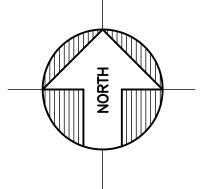
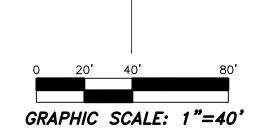


	RADIUS	DELTA	ARC	CH. BEARING	CHORD
	10.00'	57'23'15"	10.02'	S 28°34'52" W	9.60'
	50.00'	103'14'23"	168 63'	S 39°20'42" F	99 33'





EXCEPTIONS TO TITLE COVERAGE ON SCHEDULE B THEREOF;

REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS.

OF "PART II" DESCRIBED THEREIN)

PROPERTY, AS SHOWN ON SURVEY)

DESCRIBED IN "EXHIBIT A" THEREIN)

PROPERTY, AS SHOWN ON SURVEY)

PROPERTY DESCRIBED THEREIN)

DESCRIBED THEREIN)

SUBJECT PROPERTY, AS SHOWN ON SURVEY)

SHOWN ON SURVEY)

TITLE NOTES

-Ò- F.H. FIRE HYDRANT O"x"set CHISELED "X" SET O"x"FND CHISELED "X" FOUND IRON ROD FOUND (SIZE AS NOTED) IRON ROD SET (SIZE AS NOTED) SSMH SANITARY SEWER MANHOLE STORM SEWER MANHOLE © WMH WATER MANHOLE O CO SAN. SWR. CLEAN O GV GAS VALVE O WV WATER VALVE O WM WATER METER O B BOLLARD SIGNAL POLE SIGNAL BOX SIGNAL VAUL ELECTRIC BO ELECTRIC VAI

LEGEND

CABLE MARKER CABLE BOX SIGN UTO SPRINKLER □ TPAD TRANSFORMER PAD ఘ LIGHT POLE □ HW HEADWALL O FDC FIRE DEPARTMENT CONNECTION -OHE-OVERHEAD ELECTRIC LINES (4i) TITLE NOTE REFERENCE

PARKING COUNT

ACCORDING TO THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE

1. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW: RESTRICTIVE COVENANTS DESCRIBED IN INSTRUMENT FILED 06-15 2022, RECORDED IN CC# 2022-88311,

INSURANCE COMPANY (GF# 1002-416852-RTT) EFFECTIVE DATE OF AUGUST 20, 2025 AND

10(e). EASEMENT GRANTED BY MRS. J.O. SIMS AND R.D. SIMS TO DENTON COUNTY ELECTRIC

COOPERATIVE, INC., FILED 07/28/1947, RECORDED IN VOLUME 339, PAGE 84, REAL PROPERTY

RECORDS, DENTON COUNTY, TEXÁS. TOGETHER WITH AND AS AFFECTED BY INSTRUMENT FILED

07/29/1958, VOLUME 439, PAGE 17, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS

(SURVEYOR'S NOTE: SUBJECT PROPERTY IS A PORTION OF PROPERTY DESCRIBED THERIEN)

10(f). EASEMENT GRANTED BY J. WOODROW WITT TO DENTON COUNTY ELECTRIC COOPERATIVE,

INC., FILED 11/30/1967, RECORDED IN VOLUME 559, PAGE 499, REAL PROPERTY RECORDS,

FILED 04/18/2011, RECORDED IN CC# 2011-34826, REAL PROPERTY RECORDS, DENTON

COUNTY, TEXAS. (AFFECTS LOT 4) (SURVEYOR'S NOTE: LOCATED ON SUBJECT PROPERTY, AS

FILED 09/24/2007, RECORDED IN CC# 2007-113557, REAL PROPERTY RECORDS, DENTON

10(i). EASEMENT GRANTED BY BUTTON MEMORIAL UNITED METHODIST CHURCH TO TOWN OF

DENTON COUNTY, TEXAS. (AFFECTS LOT 1) (SURVEYOR'S NOTE: LOCATED ON SUBJECT

10(j). TERMS, PROVISIONS, CONDITIONS, AND OBLIGATIONS CONTAINED IN DEVELOPMENT

RECORDED IN CC# 2022-88311, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS

10(k). PROPERTY IS LOCATED IN THE LAKEFRONT (PD-LF) DISTRICT AS SET OUT IN

GRANTED BY BUTTON MEMORIAL METHODIST CHURCH TO INDEPENDENT BANK, FILED

TEXAS. (SURVEYOR'S NOTE: LOCATED ON SUBJECT PROPERTY, AS SHOWN ON SURVEY)

PROPERTY RECORDS, DENTON COUNTY, TEXAS (SURVEYOR'S NOTE: LOCATED ON SUBJECT

10(n). EASEMENT GRANTED BY INDEPENDENT BANK TO TOWN OF LITLE ELM, TEXAS, FILED 08/19/2008, RECORDED IN CC# 2008-91254, REAL PROPERTY RECORDS, DENTON COUNTY,

10(o). EASEMENT GRANTED BY INDEPENDENT BANK TO TOWN OF LITLE ELM, TEXAS, FILED 08/19/2008, RECORDED IN CC# 2008-91255, REAL PROPERTY RECORDS, DENTON COUNTY,

10(p). EASEMENT GRANTED BY INDEPENDENT BANK TO TOWN OF LITLE ELM, TEXAS, FILED

10(q). EASEMENT GRANTED BY INDEPENDENT BANK TO TOWN OF LITLE ELM, TEXAS, FILED

08/19/2008, RECORDED IN CC# 2008-91257, REAL PROPERTY RECORDS, DENTON COUNTY,

TEXAS. (AFFECTS LOT 1) (SURVEYOR'S NOTE: LOCATED ON SUBJECT PROPERTY, AS SHOWN ON

10(r). EASEMENT GRANTED BY BUTTON MEMORIAL METHODIST CHURCH TO SOUTHWESTERN BELL TELEPHONE LP, FILED 12/23/2004, RECORDED IN CC# 2004-164372, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS (SURVEYOR'S NOTE: SUBJECT PROPERTY IS A PORTION OF

10(s). THE FOLLOWING EASEMENTS AND/OR BUILDING LINES, AS SHOWN ON PLAT RECORDED IN

SANITARY SEWER MANHOLE; 3' SIDEWALK EASEMENT; 8' SANITARY SEWER EASEMENT (SURVEYOR'S

10(t). ALLEY RESERVED IN DEED FILED 06/15/1964, RECORDED IN VOLUME 509, PAGE 531,

REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS. (AFFECTS LOT 1) (SURVEYOR'S NOTE: A

PORTION OF SUBJECT PROPERTY IS THE SAME AS PROPERTY DESCRIBED THEREIN, ALLEY EASEMENT RESERVATION LOCATED ON SUBJECT PROPERTY, AS SHOWN ON SURVEY)

10(u). MINERAL LEASE TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES INCIDENT

THÈRETO, TO SUN OIL FROM R. D. SIMS AND WIFE, OLIVIA SIMS DESCRIBED IN INSTRUMENT FILED 11/15/1945, RECORDED IN VOLUME 319, PAGE 167, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS. COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF

ANY SUCH INTERESTS (SURVEYOR'S NOTE: SUBJECT PROPERTY IS A PORTION OF PROPERTY

10(v). MINERAL ESTATE AND INTEREST, AND ALL RIGHTS INCIDENT THERETO, DESCRIBED IN

ROYALTY DEED FROM R.D. SIMS AND WIFE, OLIVIA SIMS TO L.G. BYERLEY FILED 05/06/1946,

RECORDED IN VOLUME 326, PAGE 273, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS.

NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SAID INTEREST (SURVEYOR'S

NOTE: SUBJECT PROPERTY IS A PORTION OF PROPERTY DESCRIBED THEREIN)

10(w). TERMS, PROVISIONS, CONDITIONS, OBLIGATIONS, AND EASEMENTS OF SHARED

METHODIST CHURCH ADDITION, FILED 11/30/2021, RECORDED IN CC# 2021-448, REAL

SAME AS PROPERTY DESCRIBED THEREIN, SHARED FIRELANE/ACCESS DRIVE LOCATED ON

TOGETHER WITH INSTRUMENTS RECORDED IN VOLUME 346, PAGE 331, VOLUME 410, PAGE 254

VOLUME 423, PAGE 322, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS. COMPANY MAKES

FIRELANE/ACCESS DRIVE, AS EVIDENCED BY NOTE 11 ON PLAT FOR BUTTON MEMORIAL UNITED

PROPERTY RECORDS, DENTON COUNTY, TEXAS (SURVEYOR'S NOTE: SUBJECT PROPERTY IS THE

CC# 2021- 448, PLAT RECORDS, DENTON COUNTY, TEXAS: FIRELANE, MUTUAL ACCESS,

DRAINAGE & UTILITY EASEMENT; 5' UTILITY EASEMENT; OVERHEAD LINES; POWER POLES;

NOTE: LOCATED ON SUBJECT PROPERTY, AS SHOWN ON SURVEY)

08/19/2008, RECORDED IN CC# 2008-91256, REAL PROPERTY RECORDS, DENTON COUNTY,

TEXAS. (AFFECTS LOT 1) (SURVEYOR'S NOTE: LOCATED ON SUBJECT PROPERTY, AS SHOWN ON

AGREEMENT FOR BUTTON MEMORIAL UNITED METHODIST CHURCH BY AND BETWEEN BUTTON

MEMORIAL UNITED METHODIST CHURCH AND THE TOWN OF LITTLE ELM, FILED 06/15/2022,

(SURVEYOR'S NOTE: SUBJECT PROPERTY IS THE SAME AS PROPERTY DESCRIBED THEREIN)

INSTRUMENT FILED 06/15/2022, RECORDED IN CC# 2022-88311, REAL PROPERTY RECORDS

DENTON COUNTY, TEXAS (SURVEYOR'S NOTE: SUBJECT PROPERTY IS THE SAME AS PROPERTY

10(L). TERMS, PROVISIONS, CONDITIONS, AND EASEMENTS CONTAINED IN ACCESS EASEMENT

07/24/2008, RECORDED IN CC# 2008-81037, REAL PROPERTY RECORDS, DENTON COUNTY,

10(m). LIMITED OR LACK OF ACCESS TO ROAD OR HIGHWAY ABUTTING SUBJECT PROPERTY AS SET FORTH IN INSTRUMENT FILED 08/12/2008, RECORDED IN CC# 2008-88602, REAL

TEXAS. (AFFECTS LOT 1) (SURVEYOR'S NOTE: LOCATED ON SUBJECT PROPERTY, AS SHOWN ON

TEXAS. (AFFECTS LOT 1) (SURVEYOR'S NOTE: LOCATED ON SUBJECT PROPERTY, AS SHOWN ON

LITTLE ELM. FILED 08/12/2010. RECORDED IN CC# 2010-79061. REAL PROPERTY RECORDS.

DENTON COUNTY, TEXAS (SURVEYOR'S NOTE: A PORTION OF SUBJECT PROPERTY IS A PORTION

10(g). EASEMENT GRANTED BY BUTTON MEMORIAL METHODIST CHURCH TO TOWN OF LITTLE ELM,

10(h). EASEMENT GRANTED BY BUTTON MEMORIAL METHODIST CHURCH TO TOWN OF LITTLE ELM,

COUNTY, TEXAS (SURVEYOR'S NOTE: UNABLE TO LOCATE FROM DESCRIPTION CONTAINED THEREIN

ISSUED DATE OF SEPTEMBER 14, 2025, THE FOLLOWING MATTERS OF RECORD ARE ITEMIZED AS

SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED;

LEWISVILLE

ELDORADO PKW

THIS IS TO CERTIFY, THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF PROPERTY KNOWN AS LOTS 1-5 BLOCK A, BUTTON MEMORIAL METHODIST CHURCH ADDITION, AN ADDITION TO THE CITY OF LITTLE ELM, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED UNDER CLERK'S FILE NO. 2021-448, PLAT RECORDS DENTON COUNTY, TEXAS.

LEWISVILLE

SITE

VICINITY MAP

NOT-TO-SCALE

ELDORADO PKWY

KING RD

STONEBROOK PKWY

FLOOD NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR THE DENTON COUNTY, TEXAS AND INCORPORATED AREAS - MAP NO. 48121C0415G, MAP REVISED, APRIL 18, 2011, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS).

ZONE "X"(OTHER AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE 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 FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

SURVEYOR NOTES

1. THE SURVEYOR DID NOT OBSERVE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

2. THE SURVEYOR DID NOT OBSERVE EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

3. THE PROPERTY HEREIN HAS DIRECT VEHICULAR AND PEDESTRIAN ACCESS TO THE FOLLOWING PUBLIC RIGHT OF WAY: ELDORADO PARKWAY. THE PROPERTY HAS INDIRECT ACCESS TO LAKEFRONT DRIVE VIA 24' FIRELANE, MUTUAL ACCESS, DRAINAGE & UTILITY EASEMENT RECORDED IN INSTRUMENT NUMBER 2021-448.

4. FROM FIELD INSPECTION, SURVEYOR FOUND NO EVIDENCE OF CEMETERIES OR ANY PRIOR KNOWLEDGE OF CEMETERIES ON OR WITHIN 100 FEET OF SUBJECT PROPERTY.

CERTIFICATION

TO: BUTTON MEMORIAL METHODIST CHURCH; REPUBLIC TITLE OF TEXAS, INC.; AND FIRST AMERICAN TITLE INSURANCE COMPANY (GF NO. 1002-416852-RTT):

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), 7(b)1, 9, 11 (VISIBLE UTILITIES ONLY), 13, 16, 17, 18 & 19 OF TABLE A THEREOF

PRELIMINARY / FOR REVIEW

DAVID PETREE REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1890

REVISED OCTOBER 06, 2025 - PER COMMENTS

ALTA/NSPS LAND TITLE SURVEY LOTS 1-5, BLOCK A **BUTTON MEMORIAL UNITED** METHODIST CHURCH ADDITION CITY OF LITTLE ELM, DENTON COUNTY, TEXAS

BLUE SKY SURVEYING & MAPPING, CORPORATION 11015 MIDWAY ROAD DALLAS, TEXAS 75229 PHONE: (214) 358-4500 FAX: (214) 358-4600



DATE: SEPTEMBER 25, 2025 SCALE: 1"= 40' DRPETREE@BLUESKYSURVEYING.COM TBPLS REGISTRATION No. 10105700