

**FIELD NOTES**

Dated: January 3, 2022

SITUATED in the State of Texas, County of Denton and City of Pilot Point, being part of the Joseph Jeffries Survey, Abstract No. 661, being part of a called 1.9695 acre tract to G. A. Moore and Lois Moore recorded in Vol. 1522, Pg. 801 (tract 1) and part of a called 11.0288 acre tract to G. A. Moore and Lois Moore recorded in Vol. 1524, Pg. 81 (tract 2) of the Deed Records of Denton County, said premises being more particularly described as follows:

**BEGINNING** at a capped iron rod set marking the southeast corner of said premises and said tract 2, said corner being in the north right-of-way line Sanger Street and the west right-of-way line of Grayson Street, both streets are unimproved and not in use on the ground;

**THENCE** with said Sanger Street, the south line of said premises and said tract 2, North 86°23'38" West, 1,064.94 feet to a capped iron rod set marking the southwest corner of said premises and said tract 1;

**THENCE** with the west line of said premises and partway with the west line of said tract 1, North 07°30'24" East, 248.35 feet to a 1/2 inch iron rod found marking a northwest corner of said premises and the southwest corner of a 1.50 acre tract recorded in CC# 2008-79755;

**THENCE** with the north line of said premises and said 1.50 acres, South 89°29'30" East, 257.17 feet to a capped iron rod set marking an interior corner of said premises and southeast corner of said 1.50 acres;

**THENCE** with the west line of said premises, North 07°17'07" East, 255.35 feet to a capped iron rod set marking a northwest corner of said premises and northeast corner of said 1.50 acres, said corner being in the south right-of-way line of Peel Street;

**THENCE** with said street, the north line of said premises and said tract 2, South 89°34'14" East, 812.19 feet to a capped iron rod set marking the northeast corner of said premises, said corner being in the west right-of-way line of Grayson Street;

**THENCE** departing said Peel Street, with said Grayson Street, the east line of said premises and said tract 2, South 07°16'55" West, 562.66 feet to the point of beginning and containing 500,849 Square feet or 11.498 acres of land.

**CERTIFICATION**

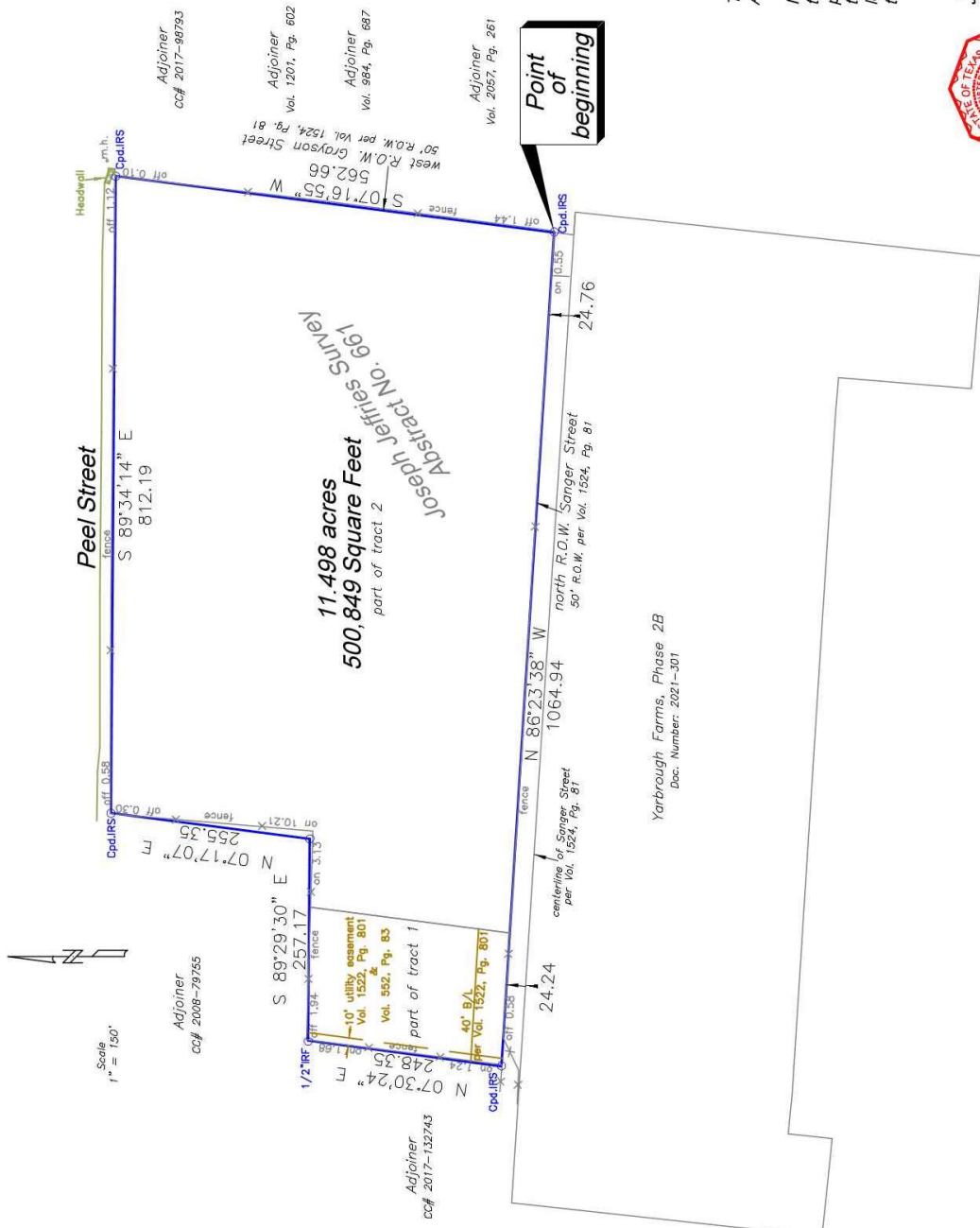
To: Freedom Title, G.A. Moore and Lois Ann Moore; Peel St. Development, LLC; Alliant National Title

I hereby certify that this survey was made on the ground as per the field notes shown on this survey and is true, correct and accurate as to the boundaries and areas of the subject property and if shown the location and type of buildings and other visible improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way of which I have been informed of by title commitment or survey request, or other source, affecting the subject property.

Joel Wilhite  
Registered Professional Land Surveyor, No. 5190



NOTE: 1) Source bearing is based on the Texas State Plane Coordinates System; NAD 83, North Central Zone (4202), derived from GPS observation and derived from an on the ground survey. 2) CM = Controlling Monuments. 3) Surveyors seal will appear in red ink on original survey plats. 4) Survey was performed with the benefit of title commitment GF No. 21063079FM-BR, effective date November 2, 2021. 4) Property not subject to Vol. 552, Pg. 85. 5) Property subject to easement in Vol. 1522, Pg. 801 and Vol. 552, Pg. 83 as shown.



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