

LAND TITLE SURVEY

LEGAL DESCRIPTION

Being a 22.00 acre tract of land out of the George Hallmark Survey, Abstract No. 516, being a portion of a called 55.869 acre tract of land conveyed to Micheal Taylor Boyd, Burtis Elizabeth Boyd Jessie, Patrick Donn Mayo, Katherine Elizabeth Mayo, and Jacob Wesley Walker by deed of record in Document Number 2016-98569 of the Official Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a metal fence post found in the south right-of-way line of U.S. Highway 380, being the southeast corner of a called Parcel 15 conveyed to State of Texas by deed of record in Document Number 2007-92360 of said Official Records and the southwest corner of a called Parcel 16 conveyed to State of Texas by deed of record in Document Number 2008-16645 of said Official Records, from which a 3 inch aluminum disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION" found at the southwest corner of said Parcel 15 bears N87°16'24"W, a distance of 695.06 feet;

THENCE, S87°16'24"E, along the south right-of-way line of U.S. Highway 380 and the common south line of said Parcel 16, a distance of 1,138.26 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set, from which a 3 inch aluminum disk stamped "TEXAS DEPARTMENT OF TRANSPORTATION" found on said right-of-way line bears S87°16'24"E, a distance of 2,298.54 feet;

THENCE, S01°18'17"W, leaving the south right-of-way line of U.S. Highway 380, over and across said 55.869 acre tract, a distance of 824.79 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the north line of a called 35.466 acre tract of land conveyed to Micheal Taylor Boyd, Burtis Elizabeth Boyd Jessie, Patrick Donn Mayo, Katherine Elizabeth Mayo, and Jacob Wesley Walker by deed of record in Document Number 2016-98430 of said Official Records, from which a 1/2 inch iron rod found at the northeast corner of said 35.466 acre tract and the southeast corner of said 55.869 acre tract bears S89°55'48"E, a distance of 1,524.66 feet;

THENCE, along the south line of said 55.869 acre tract, in part being the common north line of said 35.466 acre tract, and in part being the common north line of a called First Tract conveyed to Shifflett Family Partners, Ltd. by deed of record in Volume 4395, Page 2562 of the Real Property Records of Denton County, Texas, the following two (2) courses and distances:

- N89°55'48"W, a distance of 587.03 feet to a stone found at the base of a metal fence post at the northwest corner of said 35.466 acre tract and the northeast corner of said First Tract;
- N89°45'33"W, a distance of 528.74 feet to a metal fence post found at the southwest corner of said 55.869 acre tract and the southeast corner of a called Tract 2 conveyed to Shifflett Family Partners, Ltd. by said deed of record in Volume 4395, Page 2562;

THENCE, N00°09'30"W, along the west line of said 55.869 acre tract and the common east line of sad Tract 2, a distance of 875.79 feet to the **POINT OF BEGINNING**, and containing an area of 22.00 acres (958,320 square feet) of land.

FLOOD NOTE

This property is located in **Non-shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 480774 as shown on Map Number 48121C0330G. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, please contact 1-(877) FEMA MAP.

SCHEDULE B EXCEPTIONS OF COVERAGE

Subject to the easements as shown on Schedule "B" of the title commitment provided by First American Title Guaranty Company with G.F. No. 24070191ND-KB as listed below:

- 10(a.)** Easement: a. Right of Way
Recorded: March 27, 1954 in Volume 401, Page 372, of the Deed Records, Denton County, Texas.
AFFECTS - 20' WIDE EASEMENT (NOT SPECIFICALLY LOCATED)
- 10(b.)** Easement: Right of Way
Recorded: July 3, 1973 in Volume 678, Page 466, of the Deed Records, Denton County, Texas.
AFFECTS - 50' WIDE EASEMENT (NOT SPECIFICALLY LOCATED)
- 10(c.)** Easement: Right of Way
Recorded: June 13, 2001 in Volume 4857, Page 1501, of the Official Public Records, Denton County, Texas.
AFFECTS - 30' WIDE EASEMENT CENTERED ON A PIPELINE AS INSTALLED (NOT SPECIFICALLY LOCATED)
- 10(d.)** Easement: Right of Way
Recorded: June 13, 2001 in Volume 4857, Page 1510, of the Official Public Records, Denton County, Texas.
AFFECTS - 30' WIDE EASEMENT CENTERED ON A PIPELINE AS INSTALLED (NOT SPECIFICALLY LOCATED)
- 10(e.)** Easement: Right of Way
Recorded: October 8, 2001 in Volume 4938, Page 2082, of the Official Public Records, Denton County, Texas.
AFFECTS - 30' WIDE EASEMENT CENTERED ON A PIPELINE AS INSTALLED (NOT SPECIFICALLY LOCATED)
- 10(f.)** Easement: Right of Way
Recorded: April 16, 2003 in Volume 5313, Page 3638, of the Official Public Records, Denton County, Texas.
DOES NOT AFFECT

SURVEYOR NOTES

- This survey is certified to First American Title Insurance Company, Henry Property Development, Michael Taylor Boyd; Burtis Elizabeth Boyd Jessie; Patrick Donn Mayo; Katherine Elizabeth Mayo and Jacob Wesley Walker and is only valid for G.F. No. 24070191ND-KB.
- The bearings shown on this survey are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
- All Capped Iron Rods Set are 1/2 inch with green plastic cap stamped "EAGLE SURVEYING".
- This document represents an accurate on the ground survey on W. U.S. Highway 380 in Denton County, Texas, on April 1st, 2024.

ALTERATIONS AND ERRORS

This survey is the work product of the signing surveyor and may not be altered or modified in any manner, except by the signing surveyor. Any alteration or modification performed to this survey by any party except for the signing surveyor will be prosecuted to the fullest extent of the law. The surveyor will not be responsible to the client for any typos or errors for which a correction is not requested by the client within thirty days following the issuance of this survey.

JOB NUMBER
2403.168

DATE
04/05/2024

REVISION
04/17/2024

DRAWN BY
HSB



Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

SURVEYORS CERTIFICATION
This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition II, Land Title Survey.


Caleb McCanlies
R.P.L.S. # 7036

4-26-2024
Date



 Gas Monitoring Well

 Buried Gas Utility Sign

 Telecommunications Riser

 Concrete

PG Page

 Wire Fence

 Wood Fence

 Edge of Asphalt

 Edge of Gravel

VOL Volume

DOC NO Document Number

O.R.D.C.T. Official Records, Denton County, Texas

R.P.R.D.C.T. Real Property Records, Denton County, Texas

CIRS 1/2" Capped Iron Rod Set Stamped "Eagle Surveying"

IRF Iron Rod Found

POB Point of Beginning