

Exhibit 1

FIELD NOTES DESCRIPTION:

BEING: 14.975 acre tract of land situated in the N. Allsup Survey, Abstract Number 3, Denton County, Texas, and being that same tract of land described by deed to County K. Cateagan and Scott W. Lankar, recorded under Document Number 2016-10887, Official Public Records, Denton County, Texas (O.P.R.C.T.), and being more particularly described as follows:

BEGINNING at a "PK" nail found in asphalt road known as W. Jeter Road for corner being the southwest corner of the herein described tract;

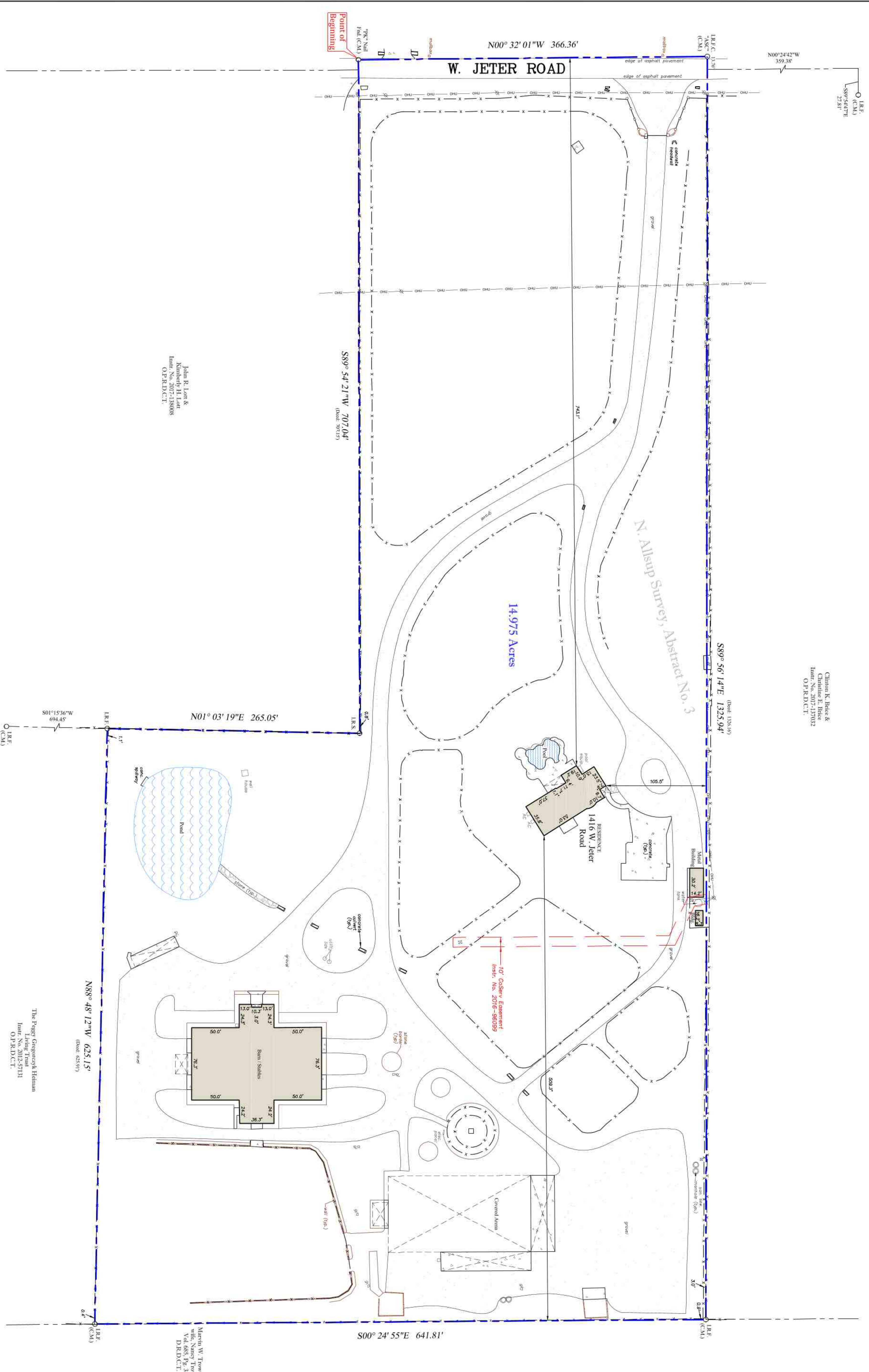
THENCE North 00 degrees 33 minutes 01 seconds West, partially with said W. Jeter Road, a distance of 566.36 feet to a 1/2 inch iron rod with yellow cap stamped "Adrian Surveying Company" found for corner;

THENCE South 89 degrees 56 minutes 14 seconds East, passing the southwest corner of a tract of land described by deed to Clinton K. Brice and Christine E. Brice, recorded under Instrument Number 2017-137032, O.P.R.D.C.T., at 13.76 feet, and continuing on with the south line of said Brice tract, a total distance of 1325.94 feet to a 1/2 inch iron rod found for corner being in the west line of a tract of land described by deed to Marvin W. Towell and wife, Nancy Towell, recorded in Volume 685, Page 380, Deed Records, Denton County, Texas, same point being the southeast corner of said Brice tract;

THENCE South 00 degrees 24 minutes 55 seconds East, with the west line of said Towell tract, a distance of 641.81 feet to a 1/2 inch iron rod found for corner being the northeast corner of a tract of land described by deed to The Peggy Gregorczk Heiman Living Trust, recorded under Instrument Number 2012-57131, O.P.R.D.C.T., same point being in the west line of said Towell tract;

THENCE North 01 degrees 03 minutes 19 seconds East, with the east line of said Heiman tract, a distance of 265.05 feet to a 1/2 inch iron rod with blue cap stamped "OLD TOWN SURVEYING" set for corner being the northeast corner of said Lot tract;

THENCE South 89 degrees 54 minutes 21 seconds West, passing the northeast corner of said Lot tract, and continuing on for a total distance of 707.04 feet to the **POINT OF BEGINNING**, and containing 14.975 acres of land, more or less.



LEGEND:

- Boundary
- Overhead
- Utility Line
- 1/2" Iron Rod Found
- 1/2" Iron Rod Set
- 1/2" Iron Rod
- 1/2" Iron Rod
- Well
- Water Meter
- Utility Pole
- Cross-hair

NOTES:

- Bearings shown herein are based on the Texas North Magnetic Meridian.
- The bearings shown herein are based on the Texas North Magnetic Meridian.
- The bearings shown herein are based on the Texas North Magnetic Meridian.
- Includes the subject tract.

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John R. Lank & Kimberly H. Lank
 Registered Professional Land Surveyors
 O.P.R.D.C.T.
 License No. 2012-138008

Marvin W. Towell & Nancy Towell
 Registered Professional Land Surveyors
 D.N.O.D.C.T.
 License No. 2012-57131

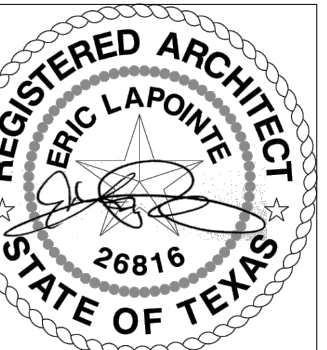
The Peggy Gregorczk Heiman
 Registered Professional Land Surveyor
 O.P.R.D.C.T.
 License No. 2012-57131

Old Town Surveying, LLC
 Professional Land Surveyors
 Registered Professional Land Surveyors
 O.P.R.D.C.T.
 License No. 2012-138008

Freedom Title
 1416 W. Jeter Road,
 Bartonsville, Texas
 2023-04-27

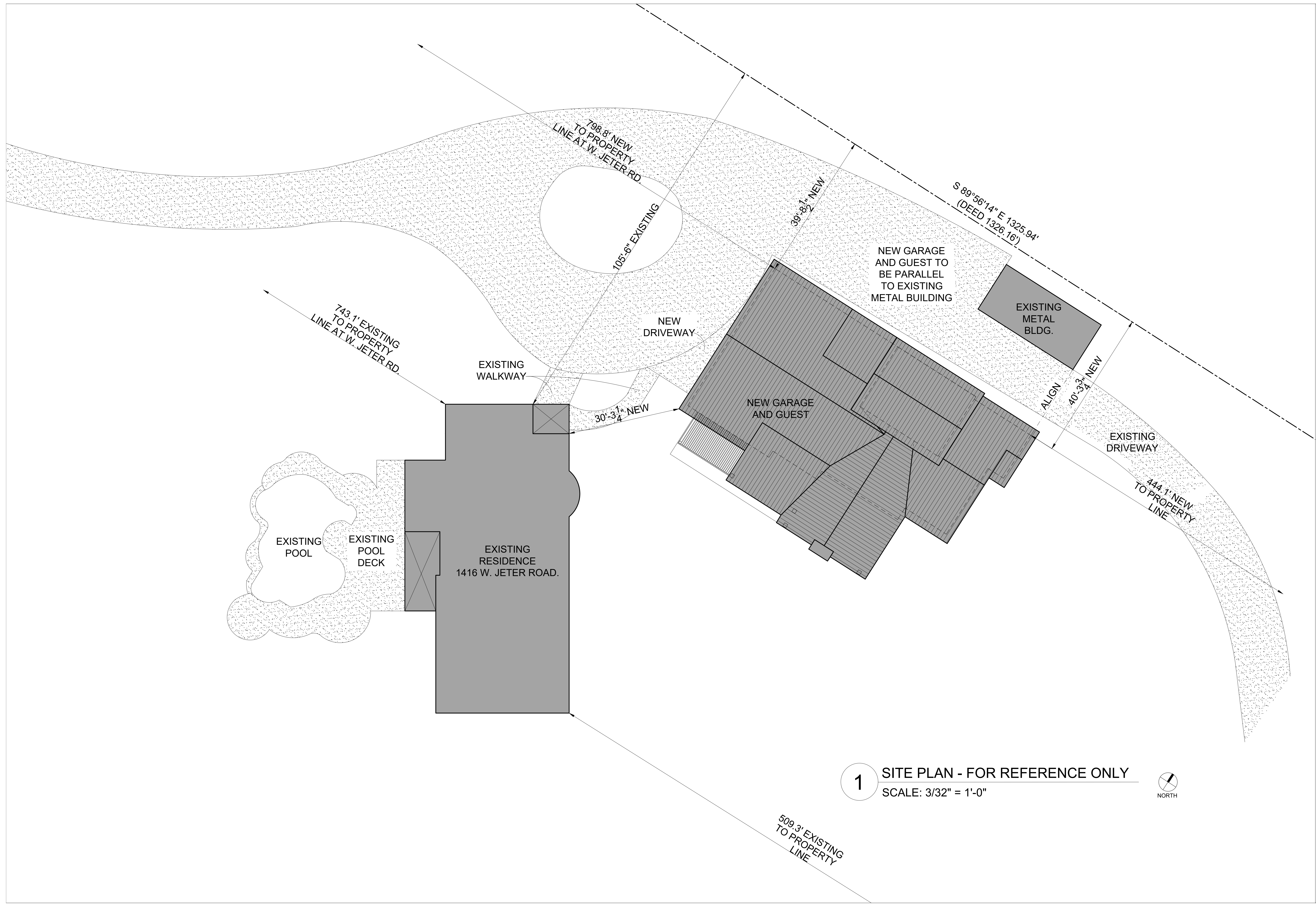
Boundary Survey

Old Town Surveying, LLC
 Professional Land Surveyors
 Registered Professional Land Surveyors
 O.P.R.D.C.T.
 License No. 2012-138008



**STUDIO
ELE**

ERIC LAPOINTE
ARCHITECT
414.477.9402
evlapointe@yahoo.com



SOUTHAVEN RANCH

REVISIONS

PROJECT TITLE
SOUTHAVEN RANCH

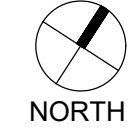
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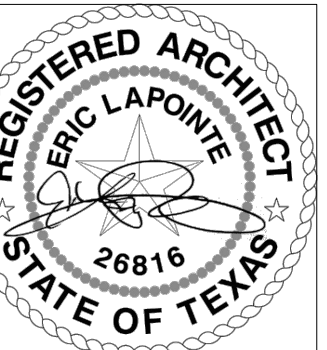
ISSUE
PERMIT SET

SHEET TITLE
SITE PLAN

SHEET NO. **0.0**

1 SITE PLAN - FOR REFERENCE ONLY
SCALE: 3/32" = 1'-0"

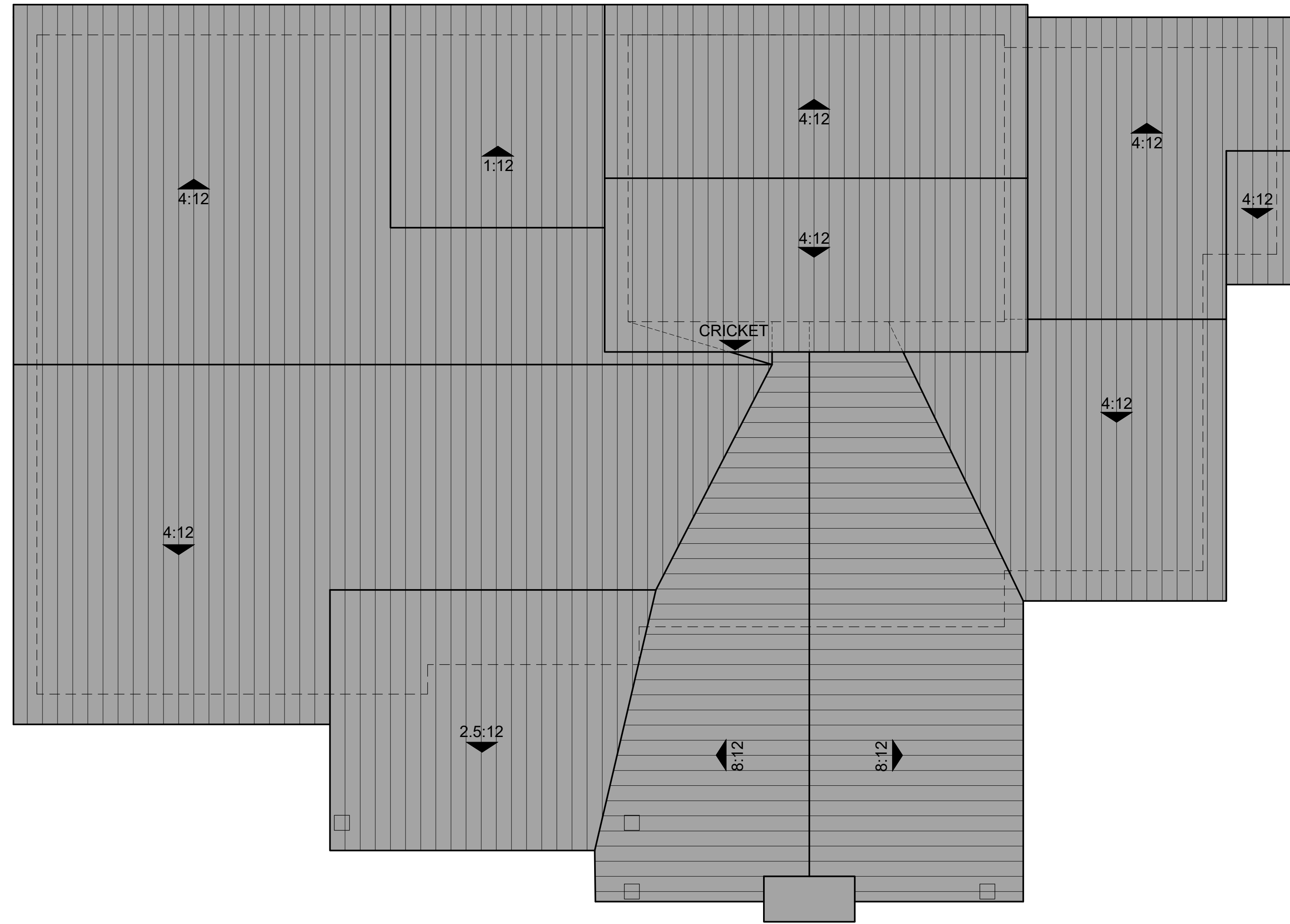




ERIC LAPOINTE
ARCHITECT
 414.477.9402
 evlapointe@yahoo.com

SHEET INDEX	
NO.	DESCRIPTION
1.0	ROOF PLAN / GENERAL NOTES
2.1	FLOOR PLANS
3.0	EXTERIOR ELEVATIONS
3.1	EXTERIOR ELEVATIONS
3.2	CONCEPTUAL SECTIONS
4.0	INTERIOR ELEVATIONS
5.0	WALL SECTION & DOOR & WINDOW SCHEDULE
E1.0	ELECTRICAL PLANS

NOTE: STANDING SEAM
 METAL ROOF AT ALL AREAS



1 ROOF PLAN
 SCALE: 3/16" = 1'-0"

SQUARE FOOTAGE CALCULATIONS	
2,102 SQ. FT.	1ST FLOOR A/C
383 SQ. FT.	2ND FLOOR A/C
TOTAL A/C = 2,485 SQ. FT.	
1,071 SQ. FT.	GARAGE
636 SQ. FT.	FRONT PORCH

GENERAL NOTES	
1.	CONSTRUCTION: COMPLY WITH APPLICABLE CODES, RELATED AMENDMENTS & RESTRICTIONS.
2.	BRING ERRORS, OMISSIONS AND INCONSISTENCIES IN DRAWINGS OR AMBIGUITIES BETWEEN DRAWINGS AND SITE CONSTRUCTION CONDITIONS TO THE ATTENTION OF THE DESIGNER AS SOON AS POSSIBLE.
3.	CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL & LANDSCAPE CONSULTANTS ARE CONTRACTED WITH THE OWNER.
A)	DESIGNER'S ELECTRICAL PLAN IS FOR DESIGN INTENT ONLY. FINAL DESIGN BY OWNER'S CONSULTANT.
B)	REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR GRADING AND DRAINAGE REQUIREMENTS.
C)	REFER TO STRUCTURAL ENGINEER FOR STRUCTURAL DESIGN SPECIFICATIONS AND DETAILS.
4.	G.C. TO VERIFY LOCATION OF UTILITIES SERVING SITE.
5.	FINAL LOCATION OF HVAC UNITS AND WATER HEATER DETERMINED BY M.E.P.
6.	VENT CLOTHES DRYER TO OUTSIDE. VER. LOCATION W/ OWNER.
7.	SUBMIT PROPOSED LOCATIONS OF DOWNSPOUTS TO THE DESIGNER FOR REVIEW AND APPROVAL.
8.	ATTIC, ROOF, AND CRAWL SPACE VENTILATION SHALL COMPLY WITH LOCAL CODES.
9.	ALL FLOOR FINISH HEIGHTS TO MATCH. CONFIRM MATERIALS OF ALL TILE AREAS.
10.	DESIGNER AND LANDSCAPE ARCHITECT TO FIELD VERIFY FINISH FLOOR THREE DAYS PRIOR TO CONCRETE POUR.
11.	MAXIMUM AMOUNT OF CONCRETE SHOWING AT FOUNDATION SHALL NOT EXCEED 6". COORDINATE DROPPED BRICK LEDGE WITH DESIGNER TO MEET THIS REQUIREMENT.
12.	DESIGNER TO BE CONTACTED BEFORE ANY FIELD CHANGES ARE MADE.
13.	COUNTERTOPS TO BE VERIFIED BY DESIGNER AND OWNER PRIOR TO FABRICATION.
13.	BUILDER IS TO NOTIFY DESIGNER OF ANY STRUCTURAL BEAMS THAT DROP BELOW TYPICAL CEILING HEIGHTS, OR OF ANY CHANGES IN DEPTH BETWEEN FLOORS AT ANY LOCATION.
FOR DIMENSIONAL PURPOSES:	
1.	DO NOT SCALE DRAWINGS.
2.	VERIFY DIMENSIONS: NOTIFY DESIGNER OF ANY DISCREPANCIES.
3.	WOOD STUD WALLS: TO BE COORDINATED WITH STRUCTURAL.
4.	EXTERIOR WOOD STUD/BRICK ASSEMBLY: 9"W/2X4'S, 11" W/ 2X6'S, 13"W / 2X8'S.
5.	INTERIOR WOOD STUD 2X4 WALLS DIMENSIONED AS 4-1/2" AND INTERIOR WOOD STUD 2X6 WALLS DIMENSIONED AS 6-1/2" EXCEPTION: FLAT STUD DIMENSIONED 2" THICK AND OVER 6" THICK DIMENSIONED FINISH TO FINISH.
6.	CROSS REFERENCE EXTERIOR ELEVATIONS WITH WALL SECTIONS AND FASCIA DETAILS TO DETERMINE WALL PLATE HEIGHTS. NOTE: HEAD HEIGHTS VARY- SEE ELEVATIONS.
7.	REFER TO EXTERIOR ELEVATIONS AND FLOOR PLANS, OR WINDOW SCHEDULE FOR WINDOW HEAD HEIGHTS.
8.	DIMENSIONS ARE TO FACE OF CABINETS AND DOES NOT INCLUDE ANY OVERHANG AT COUNTERTOPS.
9.	VERIFY FIREPLACE SIZES, INCLUDING HEARTH EXTENSIONS REQUIRED BY CODE.
10.	SEE INTERIOR ELEVATIONS FOR SIZING.
10.	AT ALL EAVE AND FASCIA CHANGES VERIFY WITH DESIGNER IF NO DETAIL IS PROVIDED.

SOUTHAVEN RANCH

REVISIONS

PROJECT TITLE
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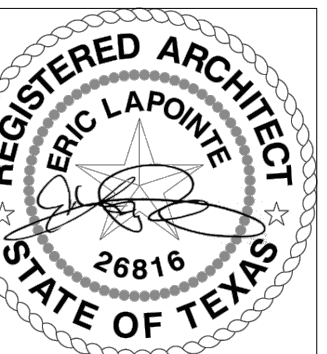
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ISSUE
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SHEET TITLE
 ROOF PLAN
 GENERAL NOTES

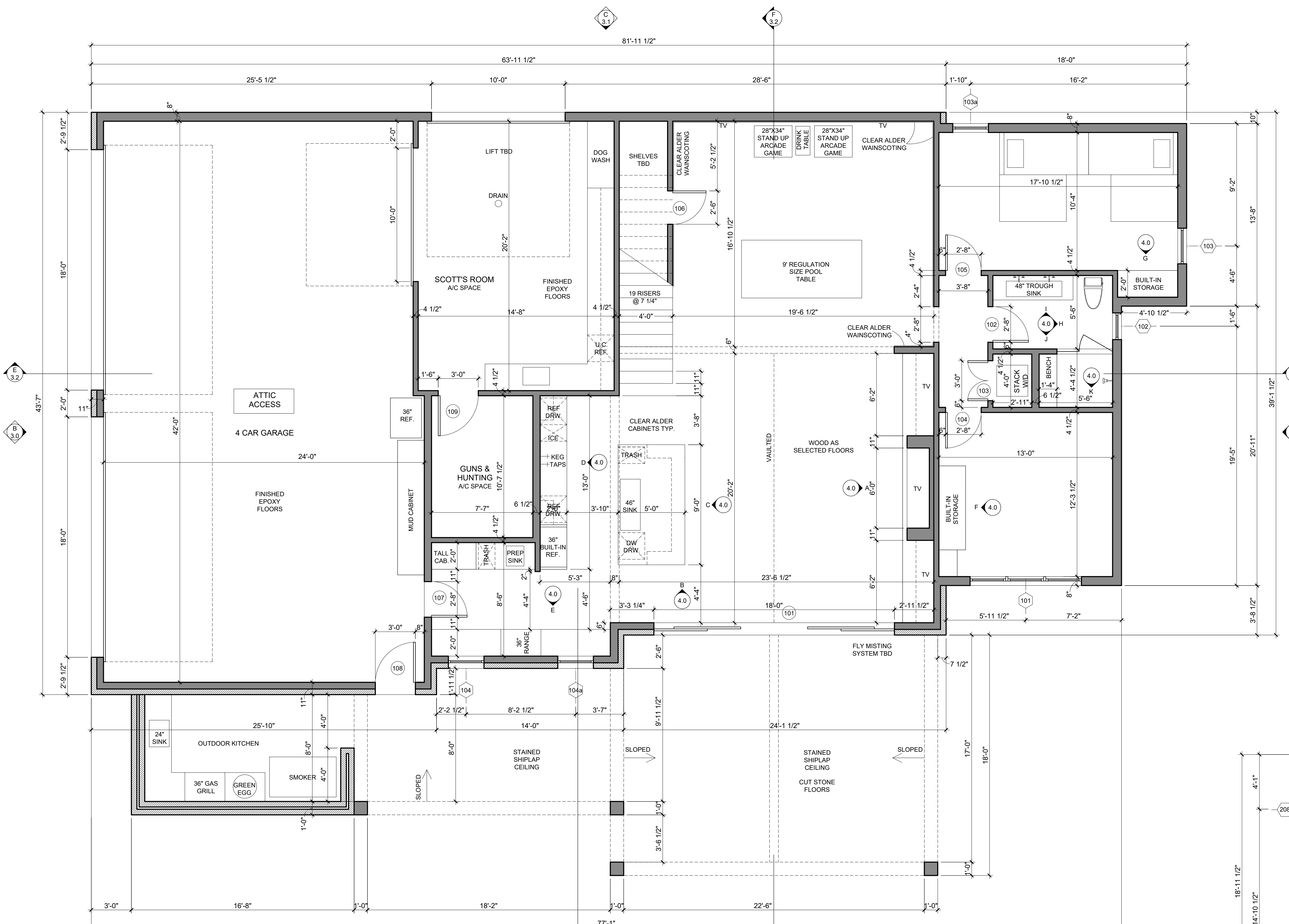
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SHEET NO. **1.0**

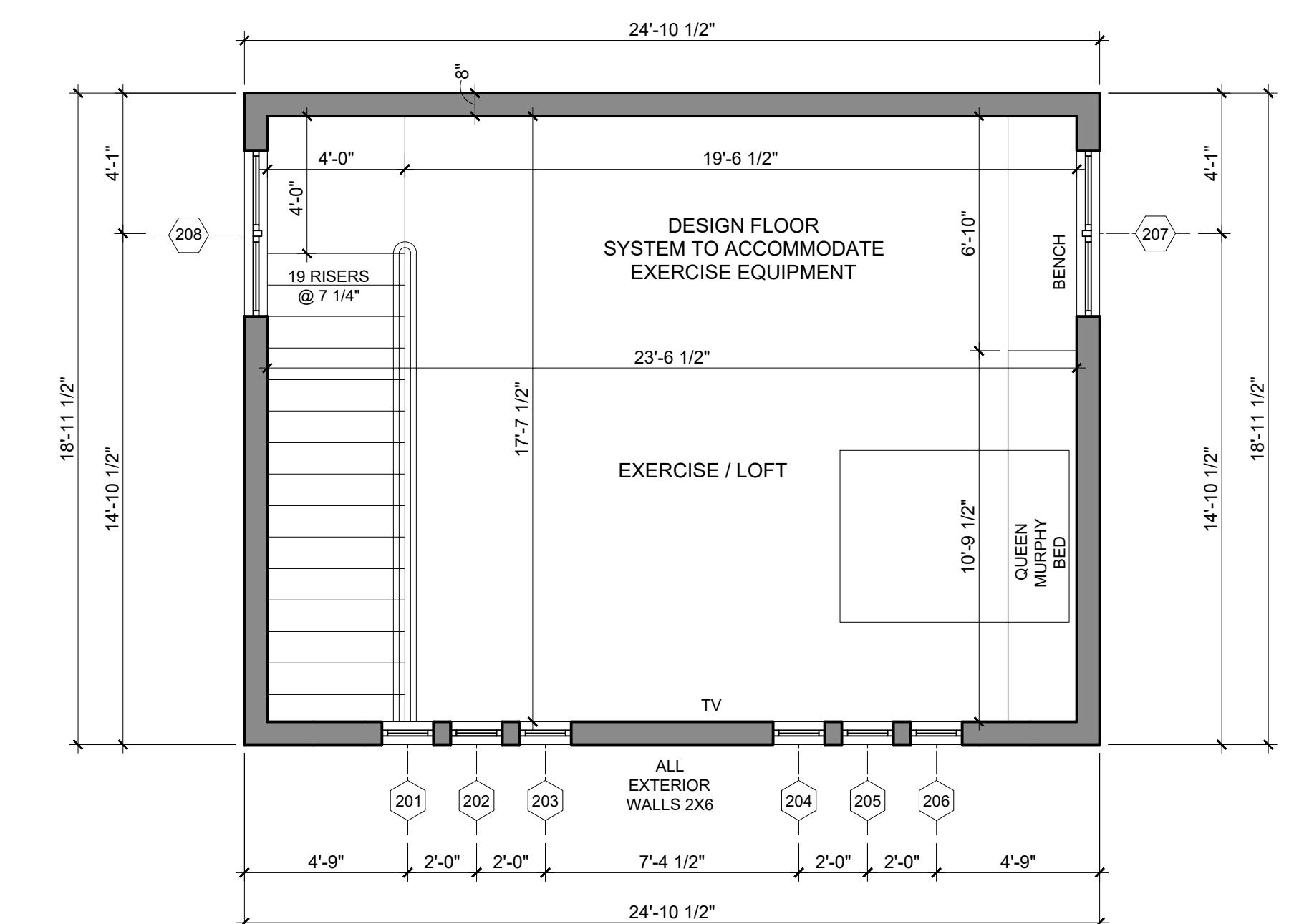


**STUDIO
ELE**

ERIC LAPOINTE
ARCHITECT
414.477.9402
evlapointe@yahoo.com



NEW STUD WALLS [Solid Grey Box]
NEW BRICK [Hatched Box] FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" A



NEW STUD WALLS [Solid Grey Box]
NEW BRICK [Hatched Box] SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0" B

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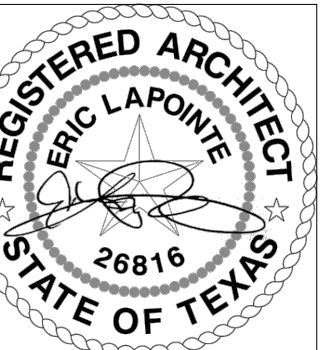
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ISSUE
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SHEET TITLE
FIRST FLOOR PLAN

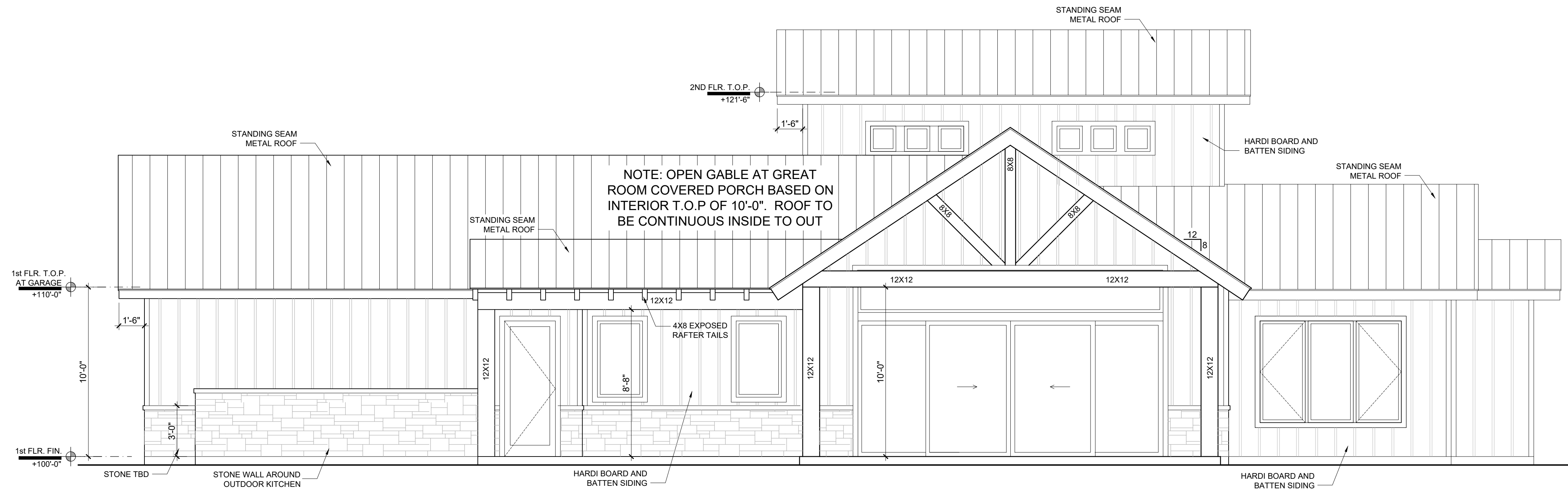
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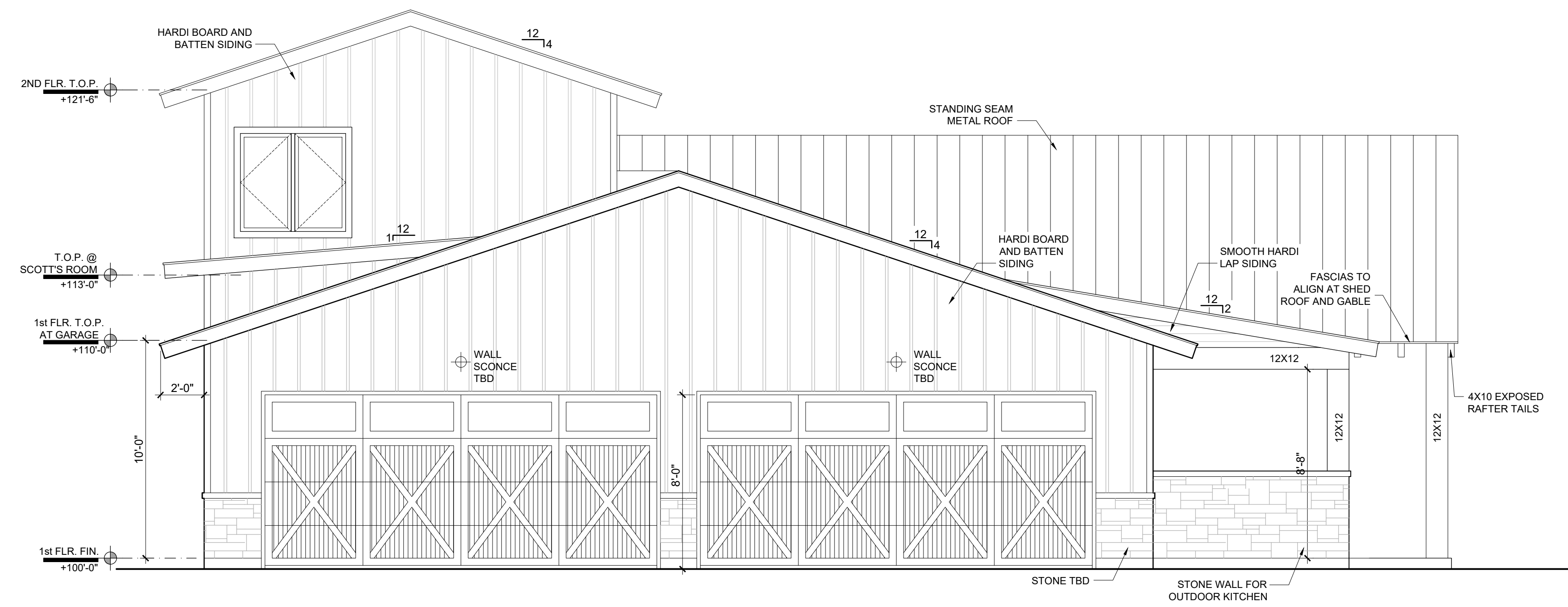


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ELE**

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evlapointe@yahoo.com



FRONT ELEVATION | A
SCALE: 1/4" = 1'-0" | A



SIDE ELEVATION | B
SCALE: 1/4" = 1'-0" | B

NOT FOR CONSTRUCTION

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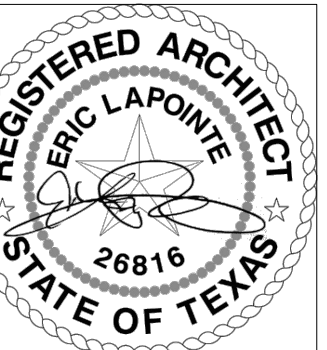
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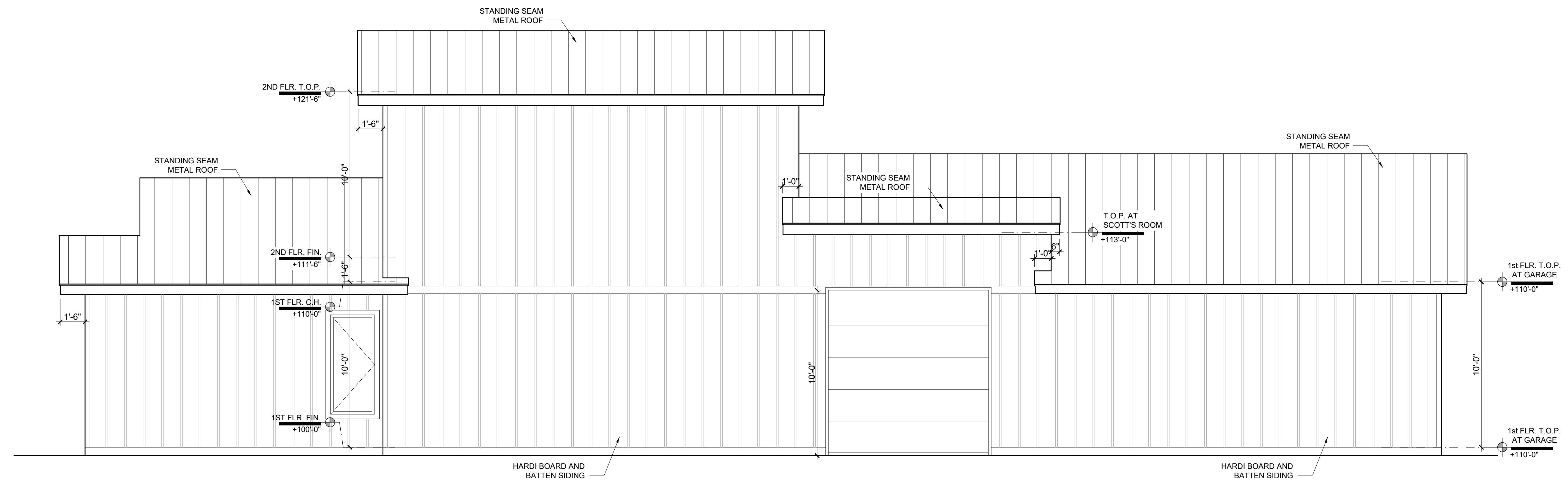
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EXTERIOR ELEVATIONS

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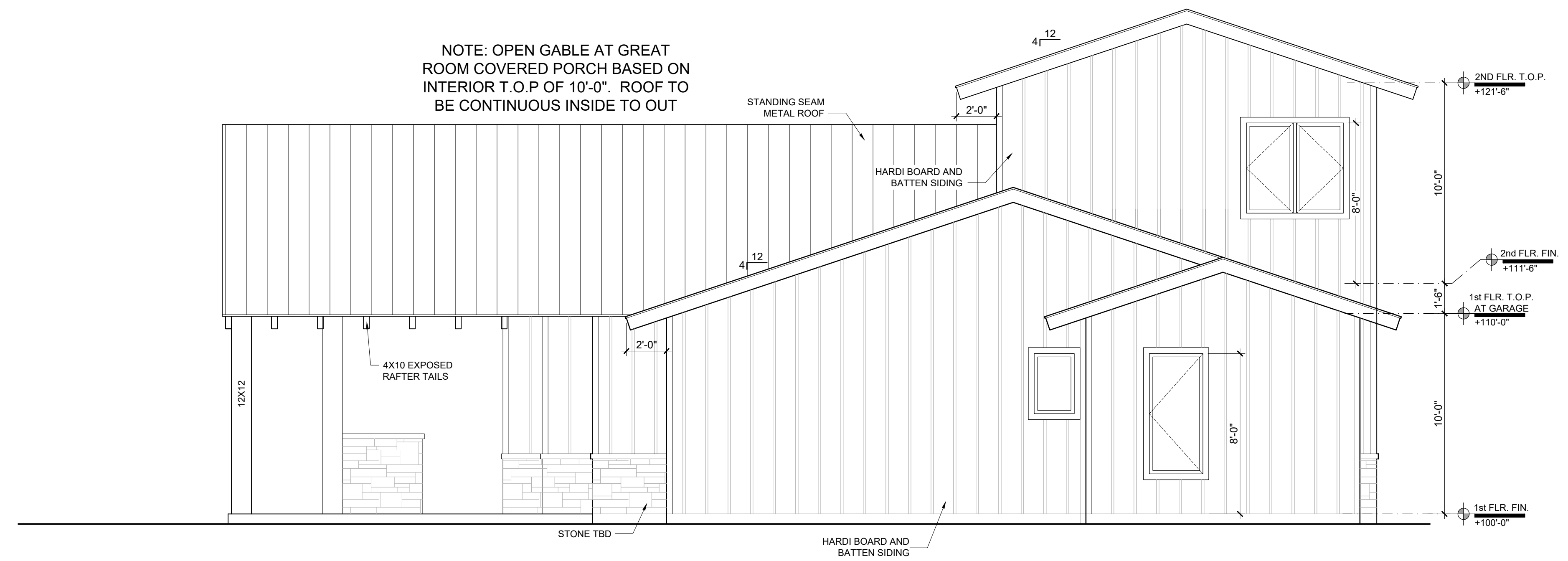


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ELE**

ERIC LAPOINTE
ARCHITECT
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evlapointe@yahoo.com



REAR ELEVATION C
SCALE: 1/4" = 1'-0"



SIDE ELEVATION D
SCALE: 1/4" = 1'-0"

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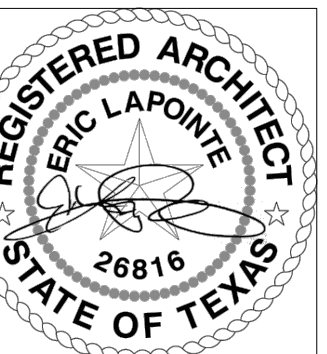
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ISSUE
PERMIT SET

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EXTERIOR ELEVATIONS

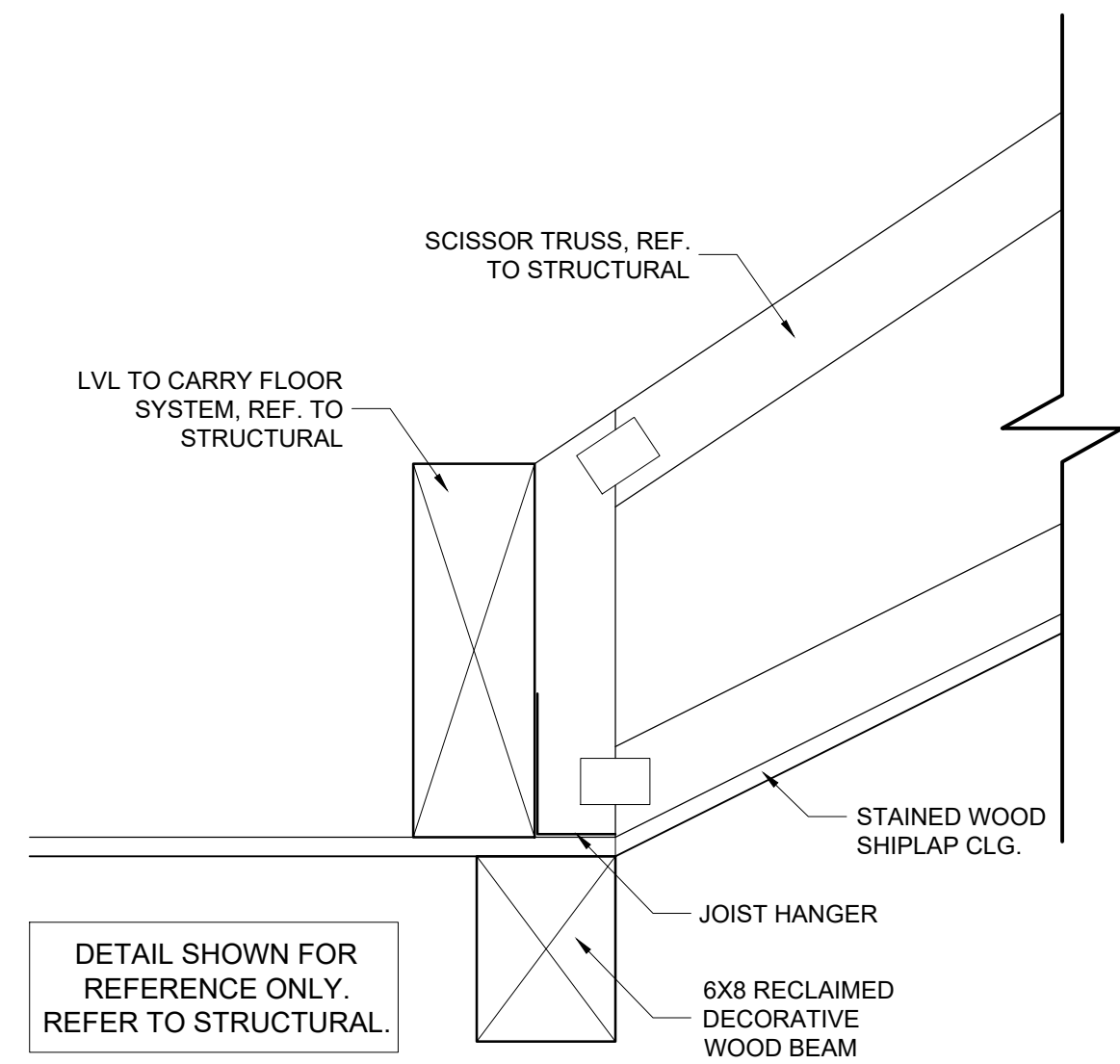
NOT FOR CONSTRUCTION

SHEET NO. **3.1**

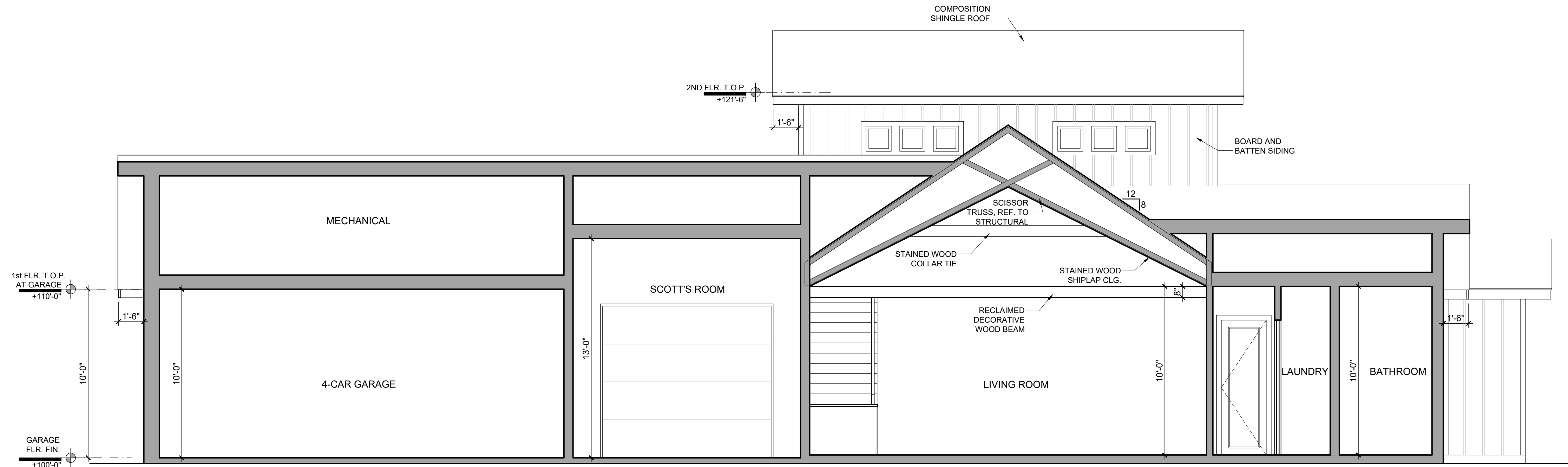


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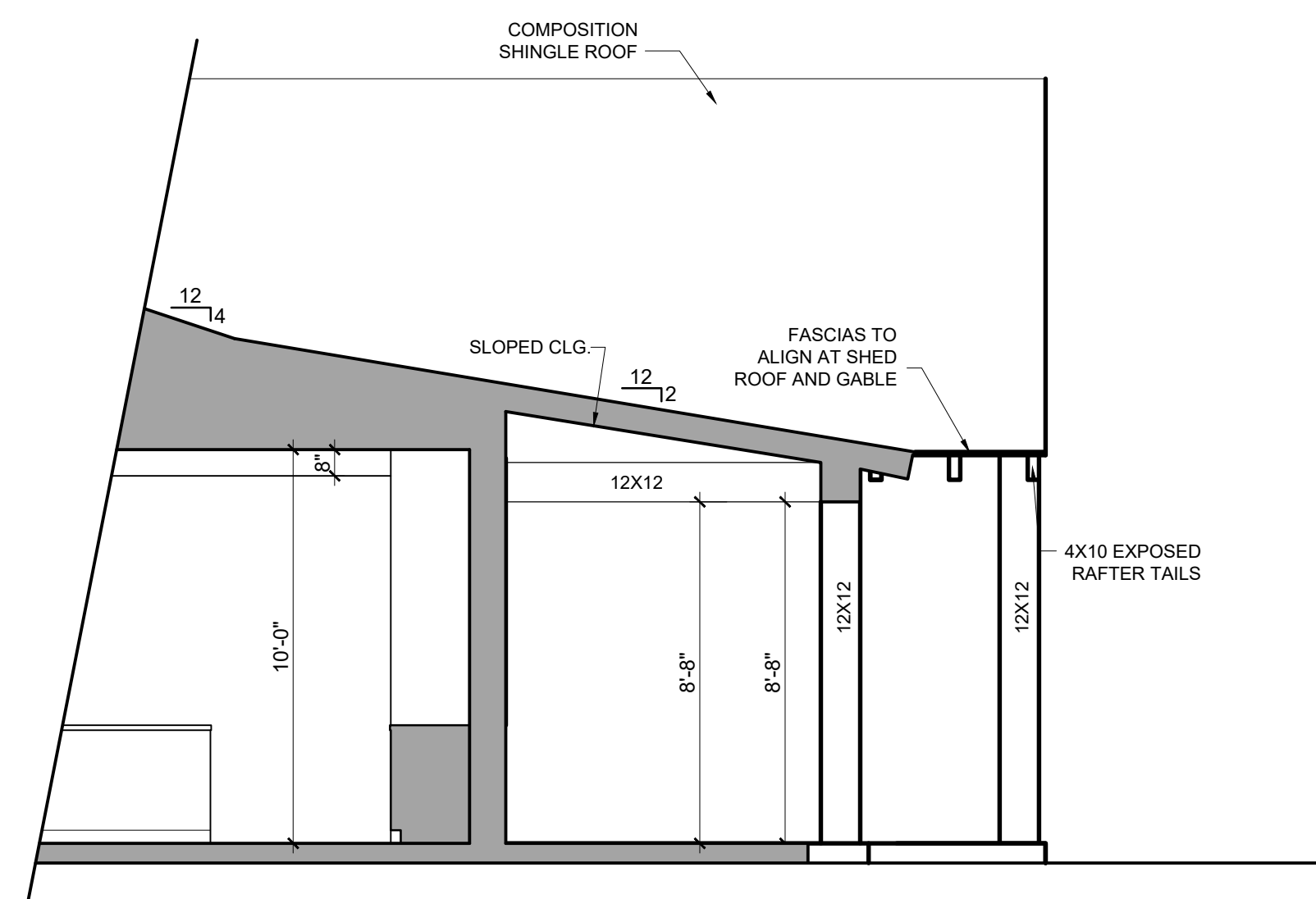
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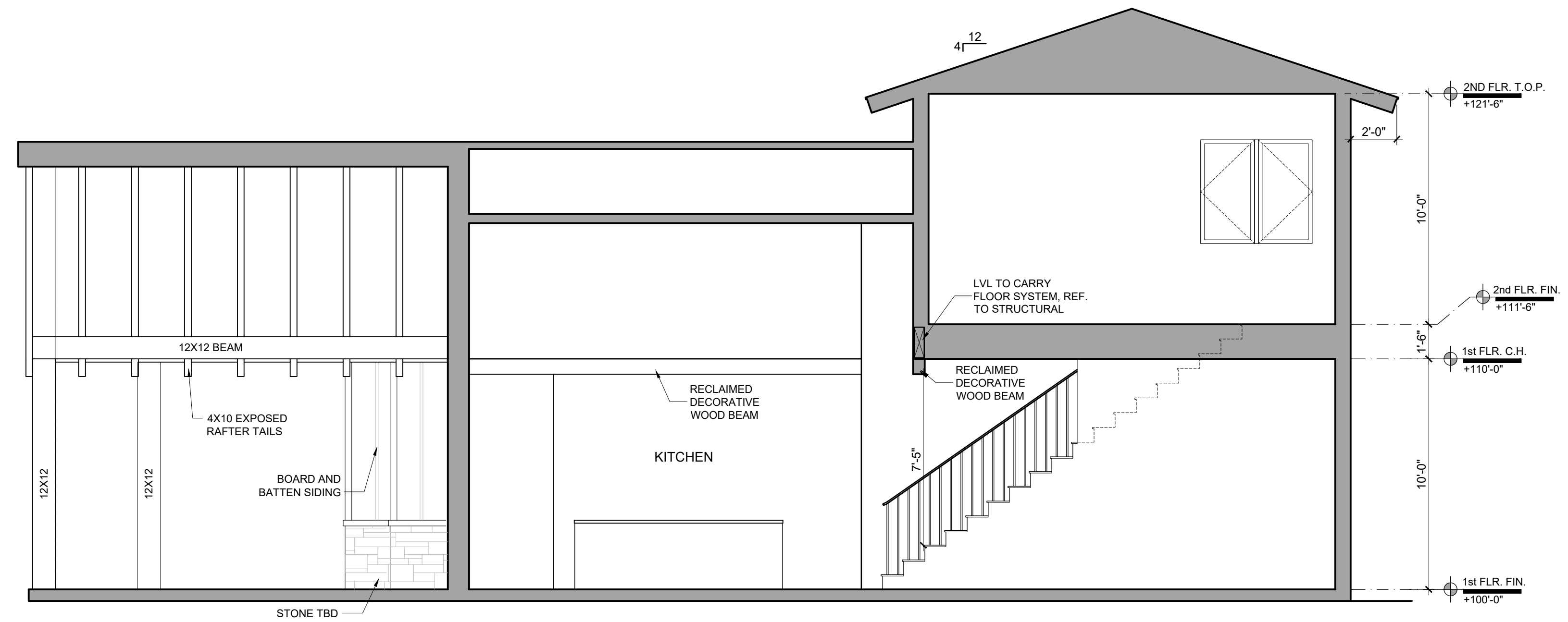
CONCEPTUAL DETAIL @ SCISSOR TRUSS
SCALE: 1-1/2" = 1'-0"



CONCEPTUAL SECTION E
SCALE: 1/4" = 1'-0"



SIDE ELEVATION G
SCALE: 1/4" = 1'-0"



SIDE ELEVATION F
SCALE: 1/4" = 1'-0"

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01.14.2023

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SHEET TITLE
CONCEPTUAL SECTIONS

NOT FOR CONSTRUCTION

SHEET NO. **3.2**

Exhibit 2

