

FIELD NOTES DESCRIPTION:

BEING all of that certain lot, tract or parcel of land situated in the J. Morton Survey, Abstract No. 792, the R. Beebee Survey, Abstract No. 29 and the E. Rogers Survey, Abstract No. 1100, in Denton County, Texas, and being all of that certain called "TRACT 3" of four tracts of land described in a deed to Sandfield Limited Partnership, as recorded in County Clerk's File No. 94-R0050984, of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.), and being all of that certain tract of land described in a deed to Triple "T" Farms, Ltd., as recorded in Instrument No. 2007-57890, R.P.R.D.C.T., and being a part of that certain tract of land described in a deed to HWY 377 Partners, Ltd., as recorded in Instrument No. 2005-128287, R.P.R.D.C.T., and being more particularly described to a fellow.

THENCE North 88 degrees 27 minutes 34 seconds West, with the line common to said HWY 377 Partners, Ltd. and Monk tracts, passing the northernmost northeast corner of a tract of land described in a deed to Ross McNeill and Janet Hollingsworth, as recorded in Instrument No. 2020-212555, R.P.R.D.C.T., continuing on said course for a total distance of 466.92 feet to a capped 1/2 inch iron rod, stamped "RPLS 4857", found for corner;

THENCE South 00 degrees 59 minutes 34 seconds West, with the line common to said TRACT 3 and Kim and Lee tracts, a distance of 1427.24 feet to a 3/8 inch iron rod found for corner, same being the northeast corner of said Triple "T" Farms, Ltd. tract;

THENCE South 01 degrees 13 minutes 13 seconds West, with the line common to said Triple "T" Farms, Ltd. and Kim and Lee tracts, passing the northwest corner of a tract of land described in a deed to Jose Garcia and Norma Mancilla, as recorded in Instrument No. 2020-206399, R.P.R.D.C.T continuing on said course for a total distance of 1102.97 feet to a 1/2 inch iron rod with cap found in the apparent northwest line of Farm to Market Road 1190;

THENCE South 65 degrees 58 minutes 33 seconds West, with the line common to said Triple "T" Farms, Ltd. and Farm to Market Road 1190, a distance of 856.08 feet to a 1/2 inch iron rod with cap found for corner, same being the southeast corner of a tract of land described in a deed to David E. Duran, as recorded in Instrument No. 2007-29497, R.P.R.D.C.T.;

and Duran tracts, the following six (6) courses

West, a distance of 122.01 feet to a 2 inch iron pipe

West, a distance of 320.86 feet to a 2 inch iron pipe

West, a distance of 414.83 feet to a capped 1/2 inch

West, a distance of 129.07 feet to a 3 inch iron pipe er of a tract of land described in a deed to Donald M. 40, R.P.R.D.C.T.;

THENCE North 00 degrees 49 minutes 34 seconds East, with the west line of said TRACT 3 and within said Union Hill Road, a distance of 2239.76 feet to a MAG nail set in asphalt for corner, same being the southwest corner of a tract of land described in a deed to Marvin Perkins and wife, Jackie Perkins, as recorded in Volume 972, Page 875,

nds East, with the line common to said HWY 377 a distance of 704.22 feet to a MAG nail found in strunning public road commonly known as "Lake Ray"

or the easternmost southeast corner of said HWY 377 or the easternmost southeast corner of said HWY 377 of land described in a deed to Mary Phyllis Monk as

HENCE North 88 degrees 17 minutes 44 seconds West, continuing with the south line of said HWY 77 Partners, Ltd. tract and the north line of said BITS1986, LLC tract, passing the northeast corner of tract of land described in a deed to Won-Young Kim and Young Soo Lee, as recorded in Instrument o. 2021-158059, R.P.R.D.C.T., continuing on said course for a total distance of 1272.98 feet to a 5/8 ich iron rod found for corner;

THENCE South 00 degrees 29 minutes 43 seconds West, continuing with the line common to said HWY 377 Partners, Ltd. and Kim and Lee tracts, a distance of 231.69 feet to a 10 inch wood post found for corner, same being the northeast corner of said Sandfield Limited Partnership TRACT 3;

ds East, with the line common to said Triple "T" .32 feet to a 2 inch iron pipe found for corner, same

West, a distance of 196.79 feet to a 2 inch iron pipe

THENCE North 85 degrees 20 minutes 30 seconds West, with the line common to said TRACT 3 and Freeman tracts, passing the northeast corner of the L. L. & T. Addition, an Addition to Denton County, Texas, according to the Plat thereof recorded in Cabinet E, Page 174, of the Plat Records of Denton County, Texas (P.R.D.C.T.), continuing on said course for a total distance of 488.60 feet to a 1/2 inch iron rod found for corner, same being the northeast corner of a tract of land described in a deed to Barry Harkin and Lorraine Harkin, as recorded in Instrument No. 2020-58486, R.P.R.D.C.T.;

THENCE North 85 degrees 22 minutes 24 seconds West, with the line common to said TRACT 3 and Harkin tracts, a distance of 106.06 feet to a 3/8 inch iron rod found for corner, same being the northeast corner of a tract of land described in a deed to J. Young Land and Cattle, Ltd., as recorded in Instrument No. 2013-1410, R.P.R.D.C.T.;

West, with the line common to said TRACT 3 and J. 346.24 feet to a 2 inch iron pipe found for corner, described in a deed to Lonnie Pennington and wife, age 228, R.P.R.D.C.T.;

ids West, with the line common to said TRACT 3 and MAG nail set in asphalt for corner within a Inion Hill Road";

THENCE South 88 degrees 10 minutes 48 seconds East, with the line common to said TRACT 3 and Perkins tracts, passing the southwest corner of Block One of Muir Switzer Addition, an Addition to Denton County, Texas, according to the Plat thereof recorded in Cabinet M, Page 75, P.R.D.C.T., continuing on said course for a total distance of 1563.81 feet to a 5/8 inch iron rod found for corner, same being the southwest corner of said HWY 377 Partners, Ltd. tract;

THENCE North 00 degrees 27 minutes 19 seconds East, with the line common to said HWY 377 Partners, Ltd. tract and Block One of Muir Switzer Addition, a distance of 1261.09 feet to a 1/2 inchiron rod found for corner, same being the southeast corner of the Peterson View Addition, an Addition to Denton County, Texas, according to the Plat thereof recorded in Cabinet O, Page 79, P.R.D.C.T.;

THENCE with the line common to said HWY 377 Partners, Ltd. tract and USA Tract 520-2, the following six (6) courses and distances:

North 05 degrees 28 minutes 21 seconds East, a distance of 219.11 feet to a 100d nail foun North 30 degrees 43 minutes 15 seconds East, a distance of 465.79 feet to a 100d nail found

5) North 77 degrees 00 minutes 33 seconds East, a distance of 511.18 feet to a 10 inch wood post found for corner; 3) North 41 degrees 35 minutes 55 seconds East, a distance of 780.49 feet to a 10 inch wood post found for corner; North 21 degrees 44 minutes 33 seconds East, a distance of 425.53 feet to a 100d nail found

North 40 degrees 38 minutes 02 seconds East, a distance of 1044.47 feet to a 100d nail set for r in the south line of a tract of land under apparent ownership of USA Corps of Engineers;

THENCE South 88 degrees 49 minutes 43 seconds East, with the line common to said HWY 377 Partners, Ltd. and USA Corps of Engineers tracts, a distance of 304.44 feet to a 5/8 inch iron rod found for corner in the west line of that certain called "Tract 520-1" of said deed to USA Corps of Engineers, recorded in Volume 1517, Page 107;

1) South 10 degrees 46 minutes 36 seconds East, a distance of 739.70 feet to a 5/8 inch iron rod found for corner; THENCE with the line common to said HWY 377 Partners, Ltd. tract and USA Tract 520-1, the following twelve (12) courses and distances:

2) South 34 degrees 54 minutes 07 seconds West, a distance of 821.51 feet to a 6 inch wood post found for corner;

3) South 77 degrees 38 minutes 08 seconds East, a distance of 468.68 feet to a 5/8 inch iron rod found for corner;

4) South 31 degrees 28 minutes 01 seconds East, a distance of 332.49 feet to a 5/8 inch iron rod found for corner;

6) South 77 degrees 15 minutes 25 seconds West, a distance of 825.16 feet to a 5/8 inch iron rod found for corner; 5) South 41 degrees 11 minutes 07 seconds West, a distance of 690.01 feet to a 5/8 inch iron rod found for corner;

7) South 00 degrees 58 minutes 45 seconds West, a distance of 316.51 feet to a 5/8 inch iron rod found for corner;

South 87 degrees 43 minutes 56 seconds East, a distance of 240.48 feet to a 6 inch wood post for corner;

9) South 45 degrees 59 minutes 07 seconds East, a distance of 467.57 feet to a capped 1/2 inch iron rod, stamped "KAZ", set for corner;

11) South 23 degrees 32 minutes 54 seconds West, a distance of 329.23 feet to a 6 inch wood post found for corner; 10) South 18 degrees 09 minutes 12 seconds East, a distance of 468.36 feet to a capped 1/2 inch iron rod, stamped "KAZ", set for corner;

THENCE South 29 degrees 46 minutes 36 seconds West, traversing over and across said HWY 377 Partners, Ltd. tract, a distance of 291.16 feet to a 1/2 inch iron rod with cap found for corner; 12) South 77 degrees 08 minutes 32 seconds East, a distance of 446.40 feet to a 4 inch wood post found for corner, same being a reentrant corner of said HWY 377 Partners, Ltd. tract;

THENCE South 01 degrees 26 minutes 06 seconds West, continuing across said HWY 377 Partners, Ltd. tract, a distance of 66.96 feet to the POINT OF BEGINNING and containing a total of 356.51 acres of land, more or less.

GENERAL NOTES

Surveyor did not abstract property. Survey is based on legal and easement description supplied by others.

3. The word certify is understood to be an expression of professional judgment by the surveyor which is based on his best knowledge, information and belief. Nothing in this survey is intended to express an opinion regarding ownership or title.

4. This survey is being provided solely for the use of the parties to whom the survey is certified and no license has been created, express or implied to copy the survey except as is necessary in conjunction with the transaction to which the parties to whom the survey is certified are parties.

FLOOD STATEMENT: I have reviewed the F.E.M.A. Flood Insurance Rate Maps for Denton County, Community Number 480774 effective dates 04-18-2011 and those maps indicate as scaled, that a portion of this property is within "**Non-Shaded Zone X**" defined as "Areas determined to be outside the 0.2% annual chance floodplain", a portion of which is in "**Shaded Zone X**" defined as "Areas determined to be outside the 0.2% annual chance floodplain" and a portion is within "**Shaded Zone AE**" defined as "Special Flood Hazard Areas subject to inundation by the 1% annual chance flood (100-year); with Base Flood Elevations determined" as shown on Panels 0070 and 0090 of said maps 5. Bearings shown hereon are referenced to the Texas Coordinate System of 1983, North Central Zone (4202), and are based on the North American Datum of 1983, 2011 Adjustment.

SURVEYORS CERTIFICATION

This survey correctly represents the results of an on-the-ground survey made under my direction and supervision on 06-27-2022, and substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition II Survey. There are no apparent encroachments, intrusions or protrusions except as shown hereon.



