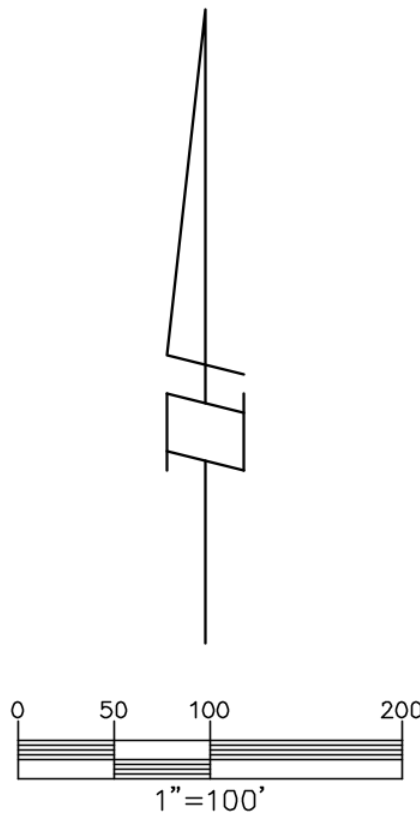
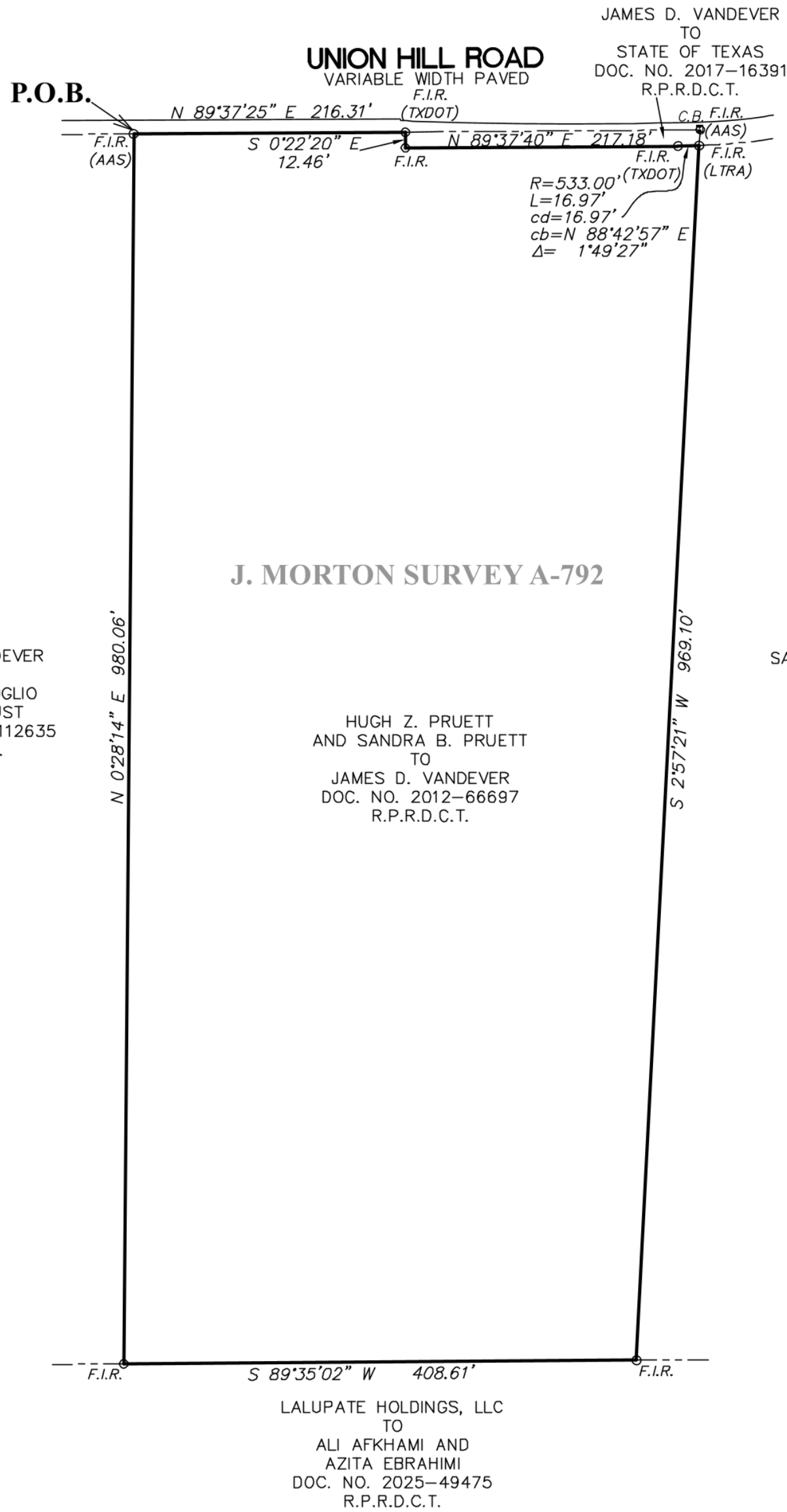




FIELD NOTES
9.602 ACRES

BEING all that certain lot, tract, or parcel of land situated in the J. Morton Survey Abstract Number 792 in the City of Sanger, Denton County, Texas, being all that certain tract of land conveyed by deed from Hugh Z. Pruett and Sandra B. Pruett to James D. Vandever recorded under Document Number 2012-66697, Real Property Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at a capped iron rod marked AAS found for corner in the south line of Union Hill Road, a public roadway, said point being the northeast corner of hat certain tract of land conveyed by deed from James D. Vandever to Charles Fenoglio Deed of Trust recorded under Document Number 2014-112635, Real Property Records, Denton County, Texas;

THENCE N 89° 37' 25" E, 216.31 feet with said south line of Union Hill Road to a capped iron rod marked TXDOT found for corner;

THENCE S 00° 22' 20" E, 12.46 feet with said south line of Union Hill Road to an iron rod found for corner;

THENCE N 89° 37' 40" E, 217.18 feet with said south line of Union Hill Road to a capped iron rod marked TXDOT found for corner;

THENCE along the arc of a curve to the left having a central angle of 01° 49' 27", a radius of 533.00 feet, an arc length of 16.97 feet, whose chord bears N 88° 42' 57" E, 16.97 feet with said south line of Union Hill Road to a capped iron rod marked LTRA found for corner in the west line of that certain tract of land conveyed by deed from Hugh Zay Pruett and Sandra Gwyn Barnes Pruett to the Pruitt Family Trust recorded under Document Number 2023-36657, Real Property Records, Denton County, Texas;

THENCE S 02° 57' 21" W, 969.10 feet with said west line of said Pruett Family Trust tract to an iron rod found for corner in the north line of that certain tract of land conveyed by deed from Lalupate Holdings, LLC to Ali Afkhani and Azita Ebrahimi recorded under Document Number 2025-49475, Real Property Records, Denton County, Texas;

THENCE S 89° 35' 02" W, 408.61 feet with said north line of said Afkhani and Ebrahimi tract to an iron rod found for corner, said point being the southeast corner of said Fenoglio tract;

THENCE N 00° 28' 14" E, 980.06 feet with the east line of said Fenoglio tract to the PLACE OF BEGINNING and containing 9.602 acres of land.

THE FOLLOWING EAEMENTS ARE BLANKET AND DO NOT VISIBLY AFFECT SUBJECT PROPERTY:
DENTON COUNTY ELECTRIC CO-OP, VOL. 401, PAGE 227
BOLIVAR WATER SUPPLY CORP. DOC. NO. 2010-104248
BOLIVAR WATER SUPPLY CORP. DOC. NO. 2015-54043

THE FOLLOWING EASEMENT DOES NOT AFFECT SUBJECT PROPERTY:
DENTON COUNTY ELECTRIC CO-OP. DOC. NO. 2014-118471

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GNSS observations.

TO THE LIENHOLDERS AND/OR THE OWNERS AND/OR PURCHASERS OF THE PREMISES
SURVEYED AND TO FREEDOM TITLE:

I hereby certify that on the 03rd day of September, 2025, 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 the size, location and type of buildings and 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 and of all rights-of-way easements and other matters of record of which I have knowledge or have been advised, whether or not of record, affecting the property. Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets or alleys by any improvements on the subject property and there are no conflicts or protrusions.

I further certify that no portion of subject property lies within a special flood hazard area according to the FLOOD INSURANCE RATE MAP for Denton County and Incorporated Area, Map Number 48121C0230G, dated April 18, 2011. (Subject property lies in Zone X).

Jerald D. Yensan, Professional Land Surveyor
Texas R.P.L.S. No. 4561

SURVEY PLAT
9.602 ACRES IN THE
J. MORTON SURVEY A-792
CITY OF SANGER
DENTON COUNTY, TEXAS

PURCHASER: RANGERS ELITE FIELDS, LLC

ANDMARK
SURVEYORS, LLC.
TX FIRM REGISTRATION NO. 10098600

4238 I-35 NORTH
DENTON, TEXAS 76207
(940) 382-4016
FAX (940) 387-9784

B.L. = BUILDING LINE
CC/P = COVERED PATIO/PORCH
C/D = CONCRETE DRIVE
C/P = CONCRETE PATIO/PORCH
D.E. = DRAINAGE EASEMENT
F.H. = FIRE HYDRANT
F.O.C. = FIBER OPTIC CABLE
L.P. = LIGHT POLE
PMB = PORTABLE METAL BUILDING
S.P. = SERVICE POLE
SSMH = SANITARY SEWER MANHOLE
W/D = WOOD DECK
W/V = WATER VALVE
⊙ = DRAIN
FENCE = X
CATV = CABLE TV BOX
C.B. = COMMUNICATIONS BOX
C/O = SANITARY SEWER CLEANOUT
C/W = CONCRETE SIDEWALK
E.B. = ELECTRIC BOX
F.I.R. = FOUND IRON ROD
GLM = GAS LINE MARKER
PFB = PORTABLE FRAME BUILDING
P.P. = POWER POLE
S.I.R. = SET CAPPED 1/2" RPLS 4561 IRON ROD
STM MH = STORM SEWER MANHOLE
W/M = WATER METER
U.E. = UTILITY EASEMENT
⊗ = IRRIGATION CONTROL VALVE
OVERHEAD POWER LINE = OH

DRAWN BY: SLB
SCALE: 1"=100'

FREEDOM TITLE G.F. 25073729ND-KB
DATE: 03 SEPTEMBER, 2025 JOB NO: 258187