

LEGAL DESCRIPTION

A tract of land situated in the WILLIAM BRYAN SURVEY, ABSTRACT NUMBER 148, Denton County, Texas, being that tract of land described in a deed to Brenda Bradford Head, Beverly Bradford Fletcher, and Melissa Bradford Williams, all grantees being distributees under the will of John Bedford, deceased, recorded as County Clerk File Number 2012-142417, Real Property Records, Denton County, Texas.

The exterior boundary of said tract of land is further described as follows:

Beginning at a 1/2" capped iron rod set stamped "EAGLE SURVEYING" being the Southwest corner of this tract and the POINT OF BEGINNING;

Thence N 00°26'43" E along the West line of this tract and the East line of the following tracts, Lot 2, Block A, Weir Acres, recorded in Cabinet M, Page 131, Plat Records, Denton County, Texas, Deed to Denton Creek Realty LP, recorded as County Clerk File Number 2016-59039, Real Property Records, Denton County, Texas, Lot 1R5, Block A, Titus Addition, and, Lot 1R2, Block A, Titus Addition, both recorded as County Clerk File Number 2015-225, Plat Records, Denton County, Texas, Lot 2 Block A, Hemphill Addition Number 1, recorded in Cabinet G, Page 16, Plat Records, Denton County, Texas, Lot 2, Block A, Yorlum Industrial Park, recorded as County Clerk File Number 2014-151, Plat Records, Denton County, Texas, and Lot 2, Block A, Airport Industrial Park Phase 1, recorded in Cabinet V, Page 622 Plat Records, Denton County, Texas, passing a 1/2" iron rod found at the Southeast corner of Weir Acres at a distance of 2.58 feet, and passing the Southeast corner of Airport Industrial Park Phase 1 at a distance of 3098.76 feet and continuing for a total distance of 3538.81 feet to the Northeast corner of Airport Industrial Park Phase 1, The South line of Lot 1, Block A Cessco Addition, recorded in Cabinet M, Page 282, Plat Records, Denton County, Texas, the Northwest corner of this tract and marked by a Metal Fence Corner Post found;

Thence S 89°07'19" E along the South line of the Cessco Addition, the South line of a tract of land described in a deed to Kirco Leasing LLC, recorded as County Clerk File Number 2015-42034, Real Property Records, Denton County, Texas, the South line of a tract of land described in a deed to W.J.O. Mullins, recorded as County Clerk File Number 1997-83577, Real Property records, Denton County, Texas, the North line of this tract to the West line of a tract of land described in a deed to Denton Trifecta Partners Ltd, recorded as County Clerk File number 2015-101942, Real Property Records, Denton County, Texas, the Northeast corner of this tract a total distance of 985.85 feet to the Northeast corner of this tract and marked by a Bois D'Arc stake found;

Thence S 00°28'43" W along the Trifecta Partners Ltd / this tract common line a distance of 3530.95 feet to the Southeast corner of this tract and marked by a capped 1/2" iron rod set stamped "EAGLE SURVEYING";

Thence N 89°25'44" W along the South line of this tract 409.91 feet to the Southeast corner of a tract of land described in a survey by R.G. Milliken, Registered Land Surveyor, Licensed Land Surveyor, and County Surveyor for Denton County dated July 23, 1963, and marked by a 3/8" iron rod found in a 3/4" iron pipe;

Thence N 00°48'19" W along the Milliken Survey this tract common line 512.93 feet to the Northeast corner of the Milliken Survey an ell in this tract and marked by a 1/2" iron pipe found;

Thence N 89°21'56" W along the common line 170.00 feet to the Northwest corner of the Milliken Survey, an ell in this tract and marked by a capped 1/2" iron rod set stamped "EAGLE SURVEYING";

Thence S 00°47'56" E along the common line 513.12 feet to the Southwest corner of the Milliken Survey, the South line of this tract and marked by a capped 1/2" iron rod set stamped "EAGLE SURVEYING";

Thence N 89°25'44" W along said South line 403.80 feet to the POINT OF BEGINNING and containing 77.94 acres, more or less.

FLOOD NOTE

This property is located in Non-Shaded Zone "X" and Shaded Zone "AE" as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 480194 as shown on Map Number 48121C0355G. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.

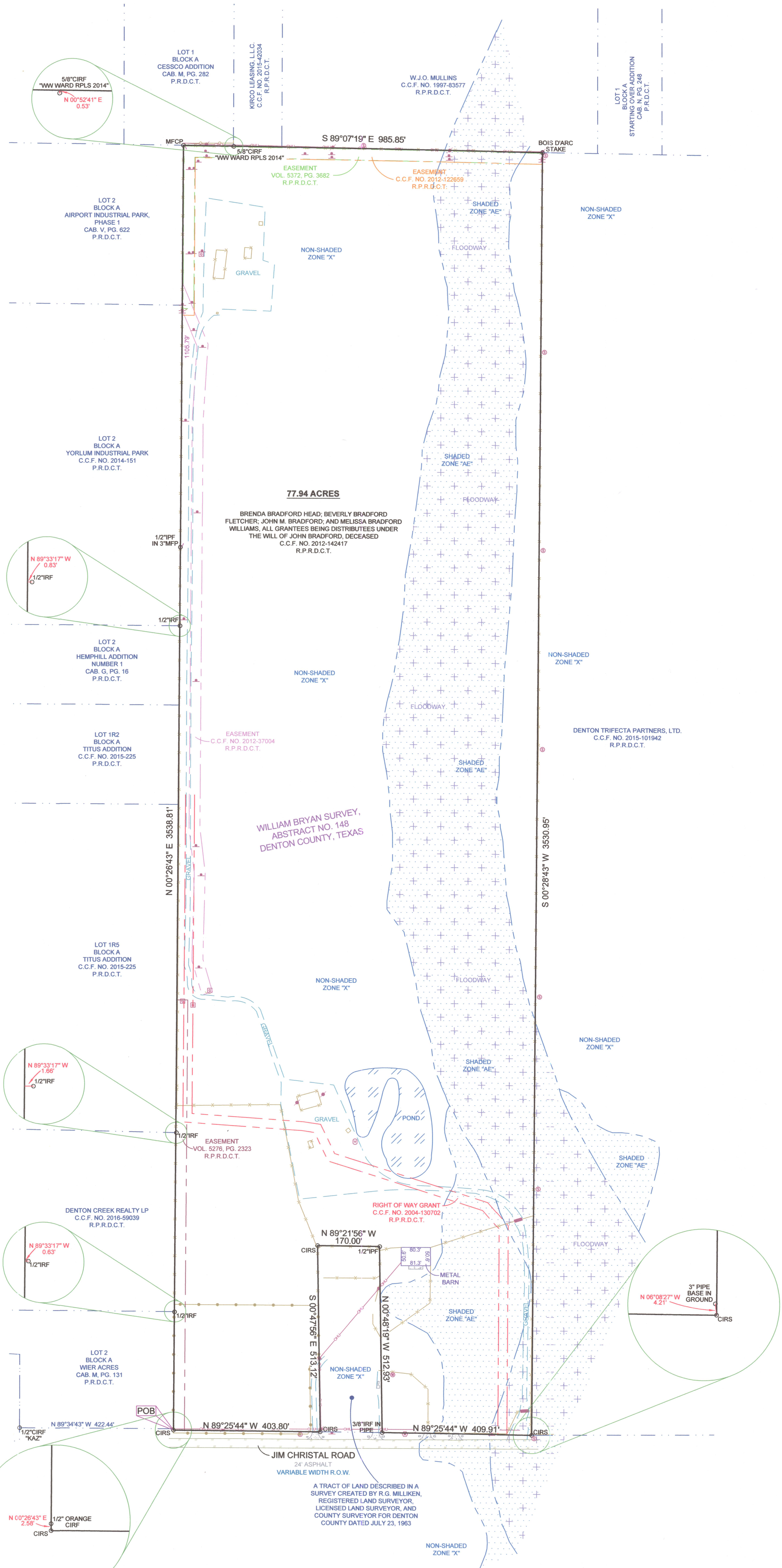
SURVEYOR NOTES

- This survey is certified to Freedom Title; Title Resources; Mar-Properties, LTD; & Brenda Bradford Head, Beverly Bradford Fletcher, John M. Bradford, and Melissa Bradford Williams; and is only valid for G.F. No. 17041385ND-VS.
- The bearings shown on this survey were derived from Western Data Systems RTK Network and are referenced to the Texas Coordinate System of 1983, North Central Zone (4202) and are based on the American Datum of 1983, 2011 Adjustment.
- This map is a true and correct representation of the exterior boundary of the lands surveyed and mapped to the best of my knowledge and belief.
- This document represents an accurate on the ground survey of 4552 Jim Christal Road in the City of Denton, Denton County, Texas, on February 3rd, 2018.
- All Capped Iron Rods Set are 1/2" and stamped "Eagle Surveying".

SCHEDULE B EXCEPTIONS OF COVERAGE

Subject to the easements as shown on Schedule "B" of the title commitment provided by Freedom Title with G.F. No. 17041385ND-VS as listed below:

- Easement to Texas Power & Light Company filed on 8-11-1931 as recorded in Volume 237, Page 31, R.P.R.D.C.T. Blanket Easement, may affect by rights of ingress and egress.
- Easement to Texas Power & Light Company filed on 10-24-1963 as recorded in Volume 500, Page 700, R.P.R.D.C.T. Unable to locate as described.
- Easement to Southwestern Gas Pipeline Inc. filed on 2-20-2003 as recorded in Volume 5276, Page 2320, R.P.R.D.C.T. Affects as shown.
- Easement to Southwestern Gas Pipeline Inc. filed on 2-20-2003 as recorded in Volume 5276, Page 2325, R.P.R.D.C.T. Unable to locate as described. Does affect by rights of ingress and egress.
- Easement to Southwestern Gas Pipeline Inc. filed on 7-11-2003 as recorded in Volume 5372, Page 3682, R.P.R.D.C.T. Affects as shown.
- Easement to Star of Energy Services Inc. filed on 3-30-2004 as recorded under C.C.F. No. 2004-39331, R.P.R.D.C.T. Blanket Easement, does affect.
- Easement to Southwestern Gas Pipeline Inc. filed on 4-15-2004 as recorded under C.C.F. No. 2004-48026, R.P.R.D.C.T. Does affect, not a plottable easement.
- Easement to Devon Energy Production Company, L.P. filed on 10-5-2004 as recorded under C.C.F. No. 2004-130702, R.P.R.D.C.T. Affects as shown.
- Easement to Southwestern Gas Pipeline Inc. filed on 8-26-2005 as recorded under C.C.F. No. 2005-107078, R.P.R.D.C.T. Does affect, not a plottable easement.
- Easement to Southwestern Gas Pipeline Inc. filed on 1-3-2007 as recorded under C.C.F. No. 2007-1049, R.P.R.D.C.T. Does affect, not a plottable easement.
- Easement to Southwestern Gas Pipeline Inc. filed on 1-3-2007 as recorded under C.C.F. No. 2007-1050, R.P.R.D.C.T. Does affect, not a plottable easement.
- Easement to Southwestern Gas Pipeline Inc. filed on 10-25-2011 as recorded under C.C.F. No. 2011-101565, R.P.R.D.C.T. Does affect, not a plottable easement.
- Easement to Targa Midstream Services LLC filed on 4-10-2012 as recorded under C.C.F. No. 2012-37004, R.P.R.D.C.T. Affects as shown.
- Easement to Targa Midstream Services LLC filed on 10-29-2012 as recorded under C.C.F. No. 2012-122659, R.P.R.D.C.T. Affects as shown.

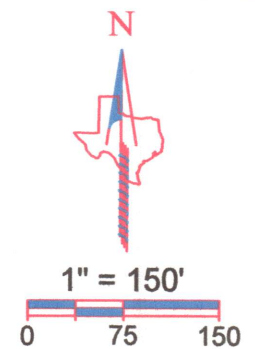


LEGEND

- VALVE
- GAS PIPE ABOVE GROUND
- GAS PIPELINE MARKER
- POWER POLE
- WATER SPICKET
- WATER METER
- CATTLE GUARD
- CLEANOUT
- SEWER MANHOLE
- CAPPED IRON ROD SET
- MFP METAL FENCE POST
- MFCP METAL FENCE CORNER POST
- IRON ROD FOUND
- CAPPED IRON ROD FOUND
- METAL PIPE FENCE
- WIRE FENCE
- OVERHEAD ELECTRIC
- ASPHALT

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a licensed Land Surveyor under the laws of the State of Texas.

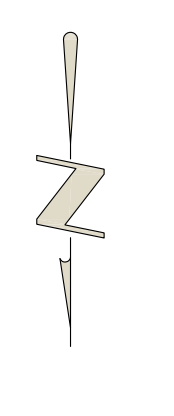
Ernest Wooster
R.P.L.S. # 6509
Date
7 FEB 2018



JOB #: 18-01-27
DATE: 2/7/2018
DRAFTER: RZM

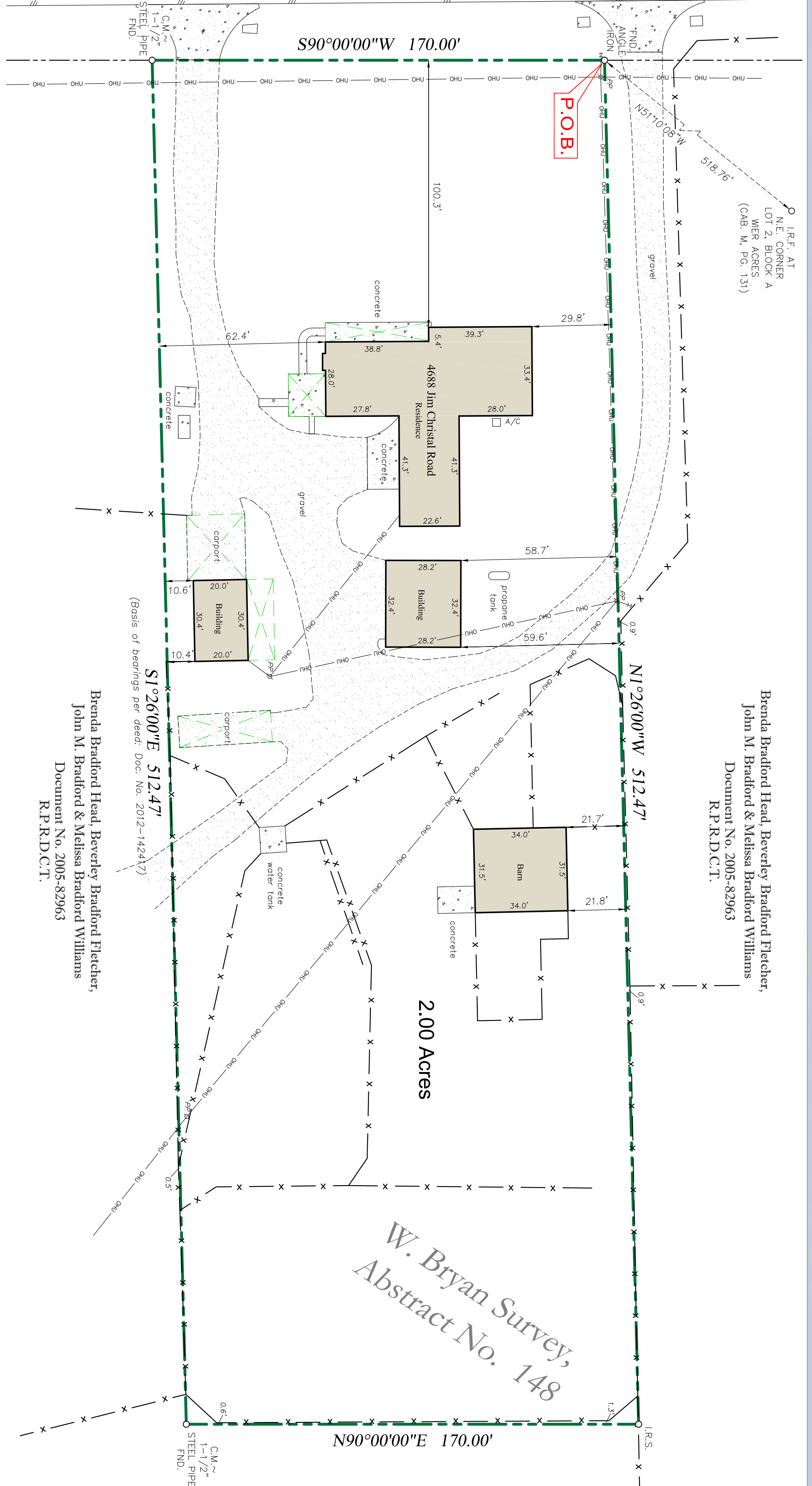


EAGLE SURVEYING, LLC
210 SOUTH ELM STREET
SUITE: 104
DENTON, TX 76201
940.222.3009
www.eaglesurveying.com



GRAPHIC SCALE
1" = 30'
0 15 30 60

JIM CHRISTAL ROAD



Brenda Bradford Head, Beverley Bradford Fletcher,
John M. Bradford & Meissa Bradford Williams
Document No. 2005-82963
R.P.R.D.C.T.

W. Bryan Survey,
Abstract No. 148

Brenda Bradford Head, Beverley Bradford Fletcher,
John M. Bradford & Meissa Bradford Williams
Document No. 2005-82963
R.P.R.D.C.T.

FIELD NOTE DESCRIPTION:

BEING a 2.00 acre tract of land situated in the W. Bryan Survey, Abstract No. 148, in the City of Denton, Denton County, Texas, and being that same tract of land described by deed to Brenda Bradford Head, Beverley Bradford Fletcher, John M. Bradford & Meissa Bradford Williams, as recorded in Instrument No. 2005-82963, R.P.R.D.C.T., same from which a 1/2 inch iron rod recorded in Cabinet M, Page 131 of the Plat Records of Denton County, Texas (R.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at an angle iron found for the southwest corner of the herein described tract, same being the westernmost southeast corner of that certain tract of land described by deed to Brenda Bradford Head, Beverley Bradford Fletcher, John M. Bradford & Meissa Bradford Williams, as recorded in Instrument No. 2005-82963, R.P.R.D.C.T., same from which a 1/2 inch iron rod found for the northeast corner of Lot 2, Block A of Wier Acres, an addition to the City of Denton, Denton County, Texas, according to the Plat thereof recorded in Cabinet M, Page 131 of the Plat Records of Denton County, Texas, and being in the north line of an east-west public road commonly known as "Jim Christal Road";

THENCE with an east, south and west line of said Brenda Bradford Head, et al tract (Doc. No. 2005-82963), the following three (3) courses and distances:

1) North 01 degrees 26 minutes 00 seconds West, a distance of 512.47 feet to a 1/2 inch capped iron rod stamped "ARTHUR SURVEYING COMPANY" set for corner;

2) North 90 degrees 00 minutes 00 seconds East, a distance of 170.00 feet to a 1-1/2 inch steel pipe found for corner;

3) South 01 degrees 26 minutes 00 seconds East (Basis of bearings per deed recorded Doc. No. 2012-142417), a distance of 512.47 feet to a 1-1/2 inch steel pipe found for corner, same being in the north line of said Jim Christal Road;

THENCE South 90 degrees 00 minutes 00 seconds West, with the north line of said Jim Christal Road, a distance of 170.00 feet to the **POINT OF BEGINNING** and containing a total of 2.00 acres of land, more or less, and being subject to any and all easements that may affect.

LEGEND

X	—	ENCE (AT CENTER OF (VENGE POST))	OW	WATER METER
OHU	—	OVERHEAD UTILITY	B-W	WATER VALVE
PPD	—	POWER POLE	BY	BROKER/VALVE
LP*	—	LIGHT POLE	ICV	CONTROL VALVE
←	←	GRAVITY (S)	S	TRAILING/PARKING SIGN
I.R.F.	—	IRON ROD FOUND	—	TELEPHONE MARKER
I.R.S.	—	IRON ROD SET	—	TELEPHONE MARKER
T.M.	—	TIE MONUMENT	—	TELEPHONE MARKER
F.C.R.	—	TRUSS CORNER POST	—	TELEPHONE MARKER
I.P.F.	—	TRUSS CORNER POST	—	TELEPHONE MARKER
F.H.	—	TRUSS CORNER POST	—	TELEPHONE MARKER
SS/TO	—	SMITHY SIGN	—	TELEPHONE MARKER
SSW	—	SMITHY SIGN	—	TELEPHONE MARKER
SSW	—	SMITHY SIGN	—	TELEPHONE MARKER

BOUNDARY SURVEY

2.00 acre tract
out of the
W. Bryan Survey, Abstract No. 148
City of Denton, Denton County, Texas

PC/TECH: BH/SWM DATE: 12-12-17 SCALE: 1" = 30' ASC NO.: 17110491



ARTHUR
LAND SURVEYING

220 Elm St., # 200 - Lewisville, TX 75057
Ph. 972.221.9439 - TFRN# 10063800
arthurssurveying.com Established 1986



(mailing address)
4688 Jim Christal Road
Denton, Texas



Note: This survey was prepared without the benefit of a title search, therefore no search of recorded easements was performed on subject property.

SURVEYOR'S CERTIFICATION: The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct and to the best of my knowledge, there are no visible discrepancies, conflicts, shortages in area, boundary, line conflicts, encroachments, overlapping of improvements, easements or rights of way that I have been advised of except as shown hereon. The bearings shown hereon are based on the above referenced recorded map or plat unless otherwise noted. Corners noted as set will be set at a later date.

FLOOD NOTE: It is my opinion that the property described hereon is not within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480194 0355 G, present effective date of map, April 18, 2011, herein property situated within Zone "X".