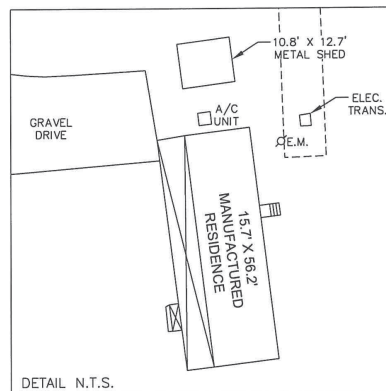
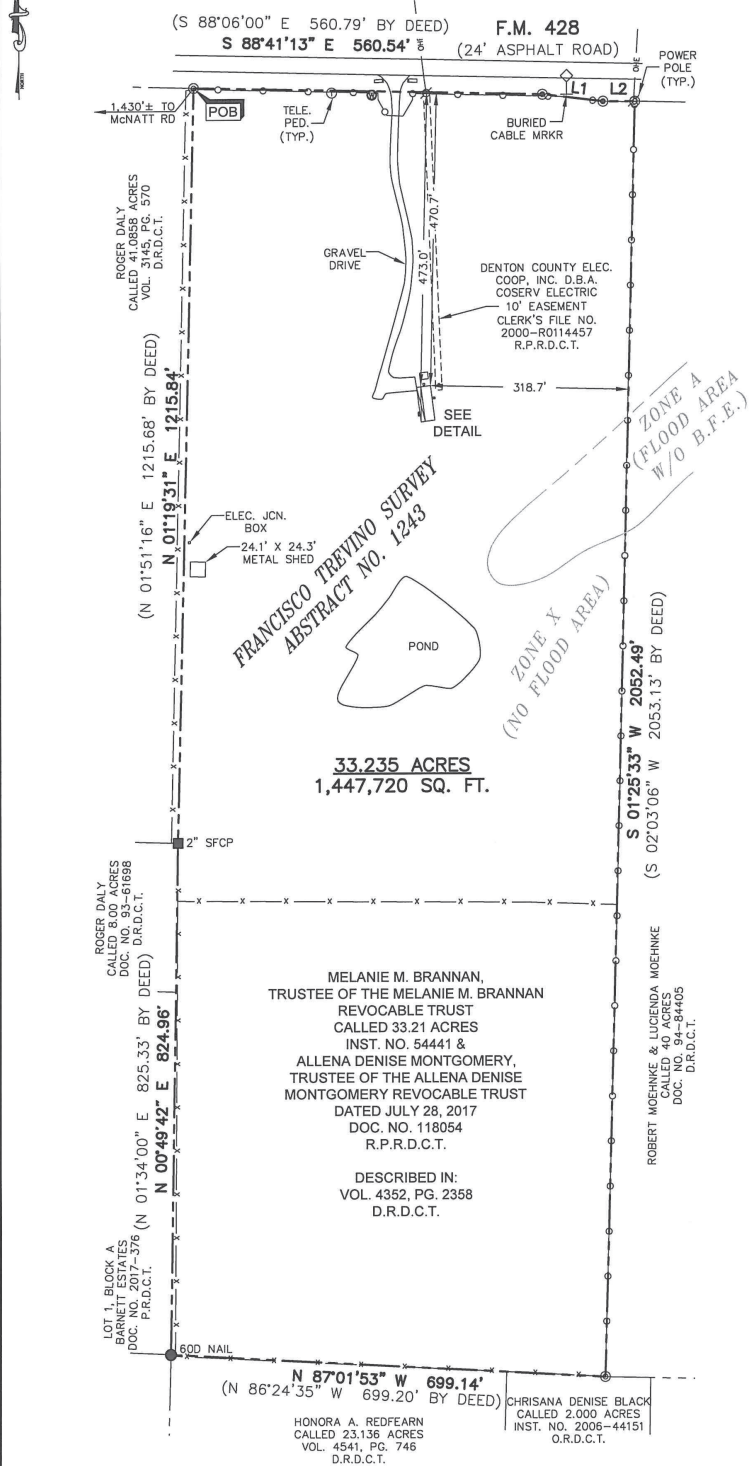


DENTON COUNTY, TEXAS



LINE	BEARING	DISTANCE
L1	S 83°11'50" E	98.28'
BY DEED	S 82°36'35" E	
L2	S 89°42'55" E	51.25'
BY DEED	S 89°06'42" E	51.49'

LEGEND

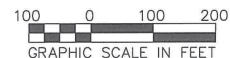
- PROPERTY LINE
- - - EASEMENT LINE
- - - ADJOINING PROPERTY LINE
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- OVERHEAD UTILITIES
- CAPPED IRON ROD SET MARKED "PLS INC"
- ⊙ IRON ROD FOUND
- ⊕ ELECTRIC METER
- ⊗ WATER METER
- CONCRETE

NOTE: LEGEND IS TYPICAL. NOT ALL ITEMS IN LEGEND APPEAR IN DRAWING.

THE COMPLETE LAND TITLE SURVEY SHOWN HEREON COMPRISES 2 PAGES AND "PAGE 2" ACCOMPANIES AND IS ATTACHED HERETO BY THIS REFERENCE.



DRAWN BY:	DLS
CHECKED BY:	DLJ
DATE:	12/2/19
SHEET:	1 OF 2
SCALE:	AS SHOWN



PLEASE REFER TO BAR SCALE. DRAWING MAY HAVE BEEN REDUCED OR ENLARGED.

LAND TITLE SURVEY

2142 E. F.M. 428

33.235 ACRES
FRANCISCO TREVINO SURVEY,
ABSTRACT NO. 1243
DENTON COUNTY, TEXAS

2142 E.FM 428.DWG

DENTON COUNTY, TEXAS

PROPERTY DESCRIPTION

Being a tract of land situated in the Francisco Trevino Survey, Abstract No. 1243, Denton County, Texas and being all of a called 33.21 acre tract of land conveyed in Deed to Melanie M. Brannon, Trustee of the Melanie M. Brannon Revocable Trust as recorded in Instrument No. 54441, and being conveyed to Aliena Denise Montgomery, Trustee of the Aliena Denise Montgomery Revocable Trust, dated July 28, 2017 as recorded in Document No. 118054, Real Property Records, Denton County, Texas and being described in Volume 4352, Page 2358, Deed Records, Denton County, Texas and being more particularly described herein as follows:

BEGINNING at a 5/8 inch iron rod found in the South Right-of-Way line of F.M. 428 (a public road) for the Northwest corner of said Brannon tract and the Northeast corner of a called 41.0858 acre tract of land described in Deed to Roger Daly as recorded in Volume 3145, Page 570, said Deed Records;

THENCE with the North line of said Brannon tract, along the said South line of F.M. 428 the following courses and distances:

South 88 degrees 41 minutes 13 seconds East, a distance of 560.54 feet to a 5/8 inch iron rod with plastic cap stamped "PLS, INC" (typical) set for corner;

South 83 degrees 11 minutes 50 seconds East, a distance of 98.28 feet to a 5/8 inch iron rod set for corner;

South 89 degrees 42 minutes 55 seconds East, a distance of 51.25 feet to a 1/2 inch capped iron rod found for the Northeast corner of said Brannon tract and the Northwest corner of a called 40 acre tract of land described in Deed to Robert Moehnke and Lucinda Moehnke as recorded in Document No. 94-84405, said Deed Records;

THENCE South 01 degrees 25 minutes 33 seconds West, with the East line of said Brannon tract and the West line of said Moehnke tract, along or near a fence, a distance of 2,052.49 feet to a 1/2 inch iron rod found in the North line of a called 2.000 acre tract of land described in Deed to Chrisona Denise Black as recorded in Instrument No. 2006-44151, Official Records, Denton County, Texas for the Southeast corner of said Brannon tract and the Southwest corner of said Moehnke tract;

THENCE North 87 degrees 01 minutes 53 seconds West, with the South line of said Brannon tract, along or near a fence, a distance of 699.14 feet to a 60D nail found for the Southwest corner of said Brannon tract and the Southeast corner of Lot 1, Block A of Barnett Estates as recorded in Document No. 2017-376, Plot Records, Denton County, Texas, said point also being the Northwest corner of a called 23.136 acre tract of land described in Deed to Honora A. Redfern as recorded in Volume 4541, Page 746, said Deed Records, from which point a 1/2 inch iron rod found bears N 44°09'50" W, a distance of 0.82 feet;

THENCE North 00 degrees 49 minutes 42 seconds East, with the West line of said Brannon tract, along or near a fence, a distance of 824.96 feet to a 2 inch steel fence corner post found for corner of said Brannon tract and the Northeast corner of a called 8.00 acre tract of land described in Deed to Roger Daly as recorded in Document No. 93-61698, said Deed Records and being the Southeast corner of said 41.0858 acre tract;

THENCE North 01 degrees 19 minutes 31 seconds East, with the West line of said Brannon tract and the East line of said 41.0858 acre tract, continuing along or near a fence, a distance of 1,215.84 feet to the **POINT OF BEGINNING** and containing, within the metes and bounds herein recited, 33.235 acres of land, more or less.

TITLE REPORT NOTE

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT AS PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, REFERENCED BY GF NO. LT-19167-1901671900731-JT AND BEARING AN EFFECTIVE DATE OF OCTOBER 28, 2019.

SCHEDULE B ITEMS

1.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE DENTON COUNTY ELECTRIC COOPERATIVE, INC. D.B.A. COSERV 10 FOOT ELECTRIC RIGHT-OF-WAY AND ELECTRIC LINE EASEMENT RECORDED IN CLERK'S FILE NO. 2000-R0114457, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 9e) (SHOWN)

FLOOD NOTE


A PORTION OF THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN A DESIGNATED ZONE A (FLOOD AREA WITHOUT BASE FLOOD ELEVATIONS DETERMINED) AND THE REMAINDER APPEARS TO BE LOCATED IN A DESIGNATED ZONE X AND DOES NOT APPEAR TO BE LOCATED IN A 100 OR 500 YEAR FLOOD AREA AS PLOTTED ON COMMUNITY PANEL # 480774 0265 G OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE OR FLOOD HAZARD BOUNDARY MAP BEARING A REVISED EFFECTIVE DATE OF APRIL 18, 2011.

GENERAL NOTES

- ALL BEARINGS CONTAINED HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202), DERIVED FROM GPS OBSERVATION AND DERIVED FROM AN ON-THE-GROUND SURVEY CONDUCTED ON NOVEMBER 26, 2019.
- ALL MONUMENTS SHOWN AS FOUND HEREON WERE CONTROLLING MONUMENTS USED IN THE FINAL BOUNDARY RESOLUTION AS SHOWN.
- THIS SURVEY MAY OR MAY NOT COMPLY WITH CITY AND/OR COUNTY PLATTING REGULATIONS.

SURVEYOR'S CERTIFICATION

This is to certify to Lawyers Title and Inwood National Bank that, under my personal supervision, a careful survey was made on the ground of the property shown hereon. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. The plat hereon is a careful representation of the subject property as determined by an on-the-ground survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements being as shown, the improvements being within the boundary of the property, setback from property lines the distance indicated and that the distance from the nearest intersecting street or road being as shown on said plot. EXCEPT AS SHOWN THERE ARE NO VISIBLE INTRUSIONS OR PROTRUSIONS APPARENT ON THE GROUND.


DANIEL L. JACKSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5577
DECEMBER 2, 2019
FIRM REGISTRATION NO. 10129300
REVISED 12-4-19 PER COMMENTS




1200 S. WOODROW LANE, SUITE 200 DENTON, TX 76205
PHONE 940-808-1191 FAX 940-808-1195

DRAWN BY:	DLJ
CHECKED BY:	DLJ
DATE:	12/2/19
SHEET:	2 OF 2
SCALE:	AS SHOWN

LAND TITLE SURVEY

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