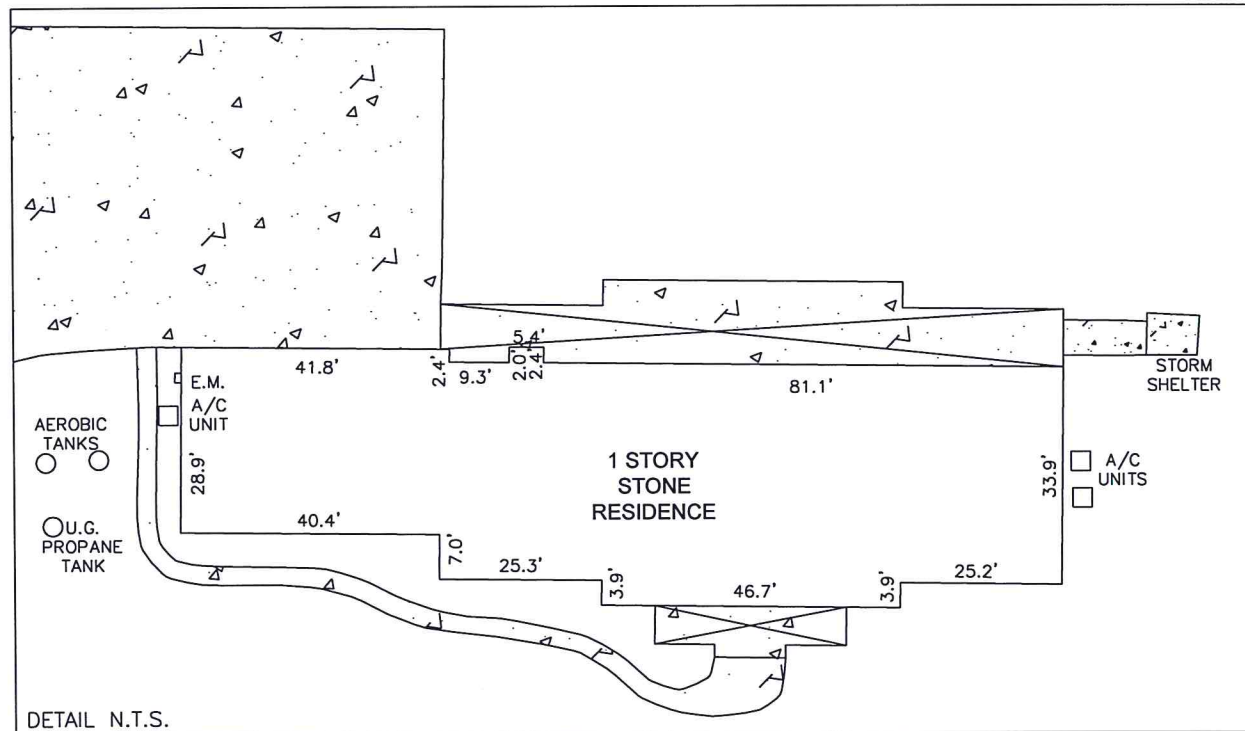
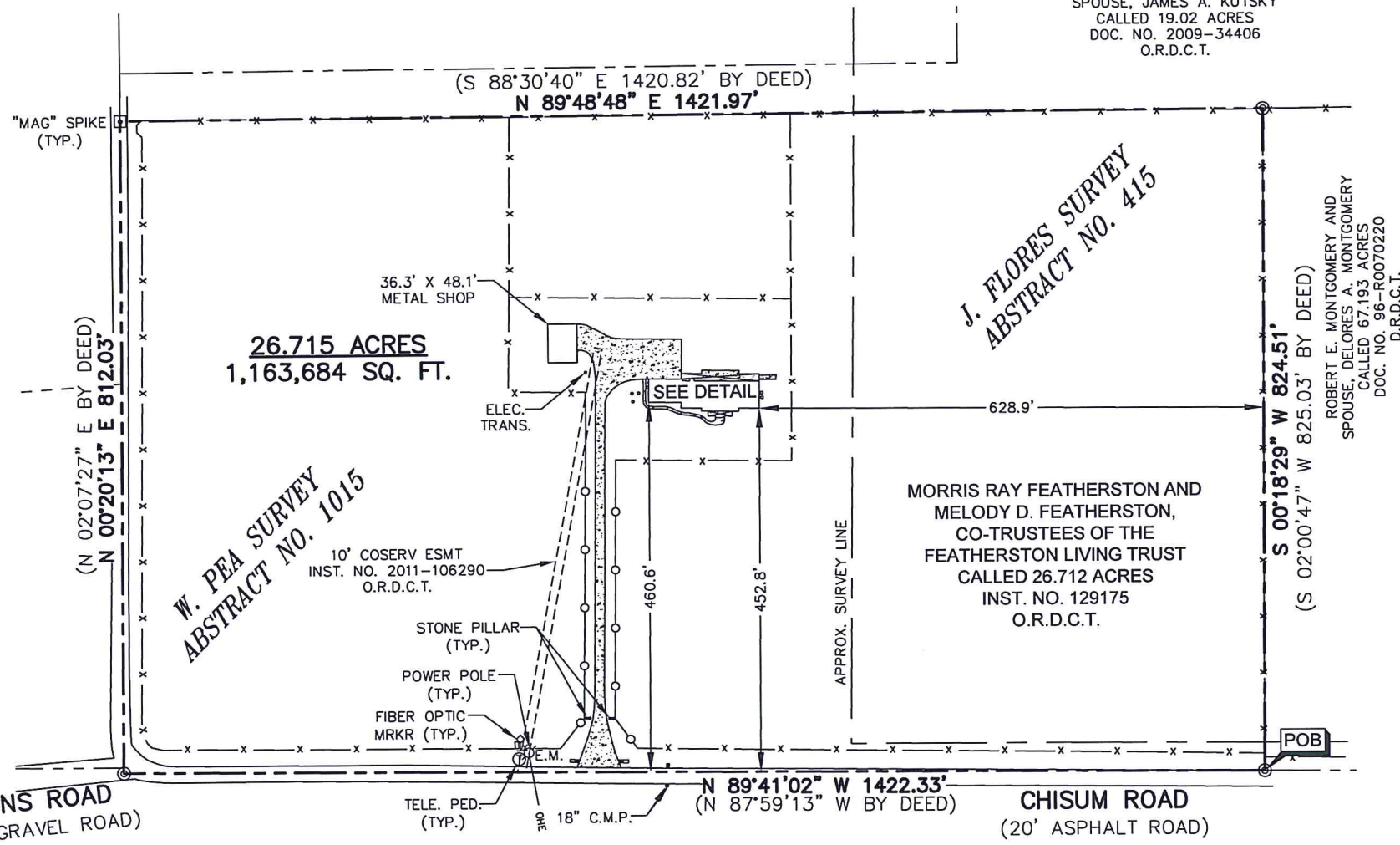


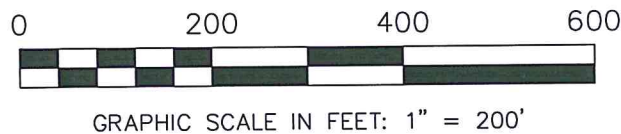
DENTON COUNTY, TEXAS

DEBRA SUE KUTSKY AND
SPOUSE, JAMES A. KUTSKY
CALLED 19.02 ACRES
DOC. NO. 2009-34406
O.R.D.C.T.



- 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
 - E.M. = ELECTRIC METER
 - ⊗ = WATER METER
 - = CONCRETE

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



PLS
PIPELINE LAND
SERVICES, INC.
1200 S. WOODROW LANE, SUITE 200 DENTON, TX 76205
PHONE 940-808-1191 FAX 940-808-1195

DRAWN BY: DLS
CHECKED BY: DLJ
DATE: 9/18/19
SHEET: 1 OF 2
SCALE: AS SHOWN

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

LAND TITLE SURVEY

13101 CHISUM ROAD

26.715 ACRES
W. PEA SURVEY, A.-1015
J. FLORES SURVEY, A.-415
DENTON COUNTY, TEXAS

13101 CHISUM ROAD

DENTON COUNTY, TEXAS

PROPERTY DESCRIPTION

Being a tract of land situated in the W. Pea Survey, Abstract No. 1015, and the J. Flores Survey, Abstract No. 415, Denton County, Texas and being all of a called 26.712 acre tract of land described in Deed to Morris Ray Featherston and Melody D. Featherston, Co-Trustees of the Featherston Living Trust as recorded in Instrument No. 129175, Official Records, Denton County, Texas and being more particularly described herein as follows:

BEGINNING at a 1/2 inch iron rod found in Chisum Road (a public road) for the Southeast corner of said Featherston tract and the Southwest corner of a called 67.193 acre tract of land described in Deed to Robert E. Montgomery and Delores A. Montgomery as recorded in Document No. 96-R0070220, Deed Records, Denton County, Texas;

THENCE North 89 degrees 41 minutes 02 seconds West, with the South line of said Featherston tract, along said Chisum road, a distance of 1,422.33 feet to a steel pin found for the Southwest corner of said Featherston tract;

THENCE North 00 degrees 20 minutes 13 seconds East, with the West line of said Featherston tract, continuing along said Chisum Road, a distance of 812.03 feet to a "Mag" spike set in said Chisum Road for the Northwest corner of said Featherston tract and the Westerly Southwest corner of a called 19.02 acre tract of land described in Deed to Debra Sue Kutsky and James A. Kutsky as recorded in Document No. 2009-34406, said Official Records;

THENCE North 89 degrees 48 minutes 48 seconds East, with the North line of said Featherston tract and the South line of said Kutsky tract, along or near a fence, a distance of 1,421.97 feet to a 1/2 inch capped iron rod found for the Northeast corner of said Featherston tract and the Northwest corner of said Montgomery tract;

THENCE South 00 degrees 18 minutes 29 seconds West, with the East line of said Featherston tract and the West line of said Montgomery tract, a distance of 824.51 feet to the **POINT OF BEGINNING** and containing, within the metes and bounds herein recited, 26.715 acres of land, more or less.

TITLE REPORT NOTE

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT AS PROVIDED BY TITLE RESOURCES GUARANTY COMPANY, REFERENCED BY GF NO. 19049097ND-VS AND BEARING AN EFFECTIVE DATE OF AUGUST 7, 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 ELECTRIC) RIGHT-OF-WAY AND ELECTRIC LINE EASEMENT RECORDED IN COUNTY CLERK'S DOCUMENT NO. 2011-106290, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10g) (SHOWN)

2.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE BOLIVAR W.S.C. 20 FOOT RIGHT-OF-WAY AND WATER LINE EASEMENT RECORDED IN COUNTY CLERK'S FILE NO. 2011-111580, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10h) (BLANKET EASEMENT)

FLOOD NOTE

THE PROPERTY SHOWN HEREON 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 0045 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

1. 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 SEPTEMBER 16, 2019.
2. ALL MONUMENTS SHOWN AS FOUND HEREON WERE CONTROLLING MONUMENTS USED IN THE FINAL BOUNDARY RESOLUTION AS SHOWN.
3. THIS SURVEY MAY OR MAY NOT COMPLY WITH CITY AND/OR COUNTY PLATTING REGULATIONS.

SURVEYOR'S CERTIFICATION

This is to certify 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 plat. EXCEPT AS SHOWN THERE ARE NO VISIBLE INTRUSIONS OR PROTRUSIONS APPARENT ON THE GROUND.


DANIEL L. JACKSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5577
SEPTEMBER 18, 2019
FIRM REGISTRATION NO. 10129300



THE COMPLETE LAND TITLE SURVEY SHOWN HEREON COMPRISES 2 PAGES AND "PAGE 1" ACCOMPANIES AND IS ATTACHED HERETO BY THIS REFERENCE.

LAND TITLE SURVEY

13101 CHISUM ROAD

26.715 ACRES

W. PEA SURVEY, A.-1015
J. FLORES SURVEY, A.-415
DENTON COUNTY, TEXAS

13101 CHISUM ROAD



DRAWN BY:	DLS
CHECKED BY:	DLJ
DATE:	9/18/19
SHEET:	2 OF 2
SCALE:	AS SHOWN