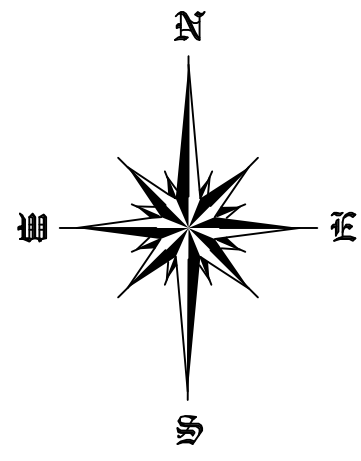




LEGEND
C.M. = CONTROLLING MONUMENT
CIRF = CAPPED IRON ROD FOUND
CIRS = CAPPED 1/2" IRON ROD SET STAMPED (4613)
IRF = IRON ROD FOUND
◆ = SIGN
□ = FENCE POST
○ = WATER METER

J SMILEY SURVEY
ABSTRACT NO. 1215

17.733 ACRES
ALLAN GARONZIK
C.C. NO. 2015-96174
D.R.D.C.T.

0.500 ACRES
MICHAEL BISHOP
C.C. NO. 2016-37092
D.R.D.C.T.
MAG NAIL
FND
WEST 1.0'
MAG NAIL
FND
WEST 1.4'
MAG NAIL
W/SHINER
FND, C.M.
0.930 ACRES
BALTASAR VASQUEZ ESCALANTE
C.C. NO. 2012-57056
D.R.D.C.T.
PK NAIL
FND
WEST 0.6'
1.0124 ACRES
BARBARA EVANS
C.C. NO. 94-0094247
D.R.D.C.T.
PK NAIL
FND
EAST 2.4'

0.498 ACRES
MICHAELA NORTMAN
C.C. NO. 2012-59202
D.R.D.C.T.

JORDON MOORE ROAD

ROW DEDICATION
CABINET S, PAGE 225

LOT 1
BLOCK 1
LEWIS ADDITION
CABINET S, PAGE 225

SAMUEL FLINT SURVEY
ABSTRACT NO. 416

POINT OF
BEGINNING

SAMUEL FLINT SURVEY, ABSTRACT NO. 416
CHARLES SMITH SURVEY, ABSTRACT NO. 1139

10 9 8 7 6
BLOCK 1
TEXAS & PACIFIC RAILWAY ADDITION
VOLUME Q, PAGE 162
10 9 8 7 6
BLOCK 2
TEXAS & PACIFIC RAILWAY ADDITION
VOLUME Q, PAGE 162
14 12 11 10 9 8
BLOCK 3
TEXAS & PACIFIC RAILWAY ADDITION
VOLUME Q, PAGE 162

LINDA JOYCE IRIK KIRBY LIVING TRUST
C.C. NO. 20171006000582
D.R.D.C.T.

CALLED 161.565 ACRES
HENZLER, CORA ALICE & FRITCHER,
CHRYSTEL & WEGENDT, KAREN TR OF
D.C. NO. 2016-139296
D.R.D.C.T.

CALLED 19.451 ACRES
ALEXANDER ESTATES LLC
C.C. NO. 2022-118543
O.P.R.D.C.T.

JOSEPH JEFFRIES SURVEY, ABSTRACT NO. 661
CHARLES SMITH SURVEY, ABSTRACT NO. 1139

9.451 ACRES
PART OF A CALLED 19.451 ACRES
ALEXANDER ESTATES LLC
C.C. NO. 2022-118543
O.P.R.D.C.T.

CHARLES SMITH SURVEY,
ABSTRACT NO. 1139

ABSTRACT NO. 661

CALLED 161.565 ACRES
HENZLER, CORA ALICE & FRITCHER,
CHRYSTEL & WEGENDT, KAREN TR OF
D.C. NO. 2016-139296
D.R.D.C.T.

ABSTRACT NO. 1139

LEGAL DESCRIPTION

BEING a tract of land situated in both the Joseph Jeffries Survey, Abstract No. 661, Denton County, Texas and being part of a called 19.451 acre tract of land conveyed to Alexander Estates, LLC as recorded in Document No. 2022-118543 of the Deed Records of Denton County, Texas and being more particularly described in metes and bounds as follows: BEGINNING in Holford Street at a 1/2" iron rod found for the southwest corner of the called 161.565 acre tract of land;
THENCE N 00°17'43" E with the west line of the called 19.451 acre tract of land a distance of 588.21' to a Mag Nail with Shiner stamped "4613" found for corner in Alexander Road;
THENCE S 89°42'17" E crossing the called 19.451 acre tract of land a distance of 712.00' to a 1/2" iron rod with plastic cap stamped "4613" found for the northeast corner;
THENCE S 00°17'43" W a distance of 377.75' to a 1/2" iron rod with plastic cap stamped "4613" found for corner;
THENCE S 04°05'04" W a distance of 104.09' to a 1/2" iron rod with plastic cap stamped "4613" found for corner;
THENCE S 28°11'14" W a distance of 110.13' to a 1/2" iron rod with plastic cap stamped "4613" found for the southeast corner of the called 19.451 acre tract and said iron rod found being in the north line of Holford Street;
THENCE S 89°28'59" W with the north line of Holford Street a distance of 653.67' to the POINT OF BEGINNING and containing 411,702 Square Feet or 9.451 Acres of land.

EASEMENT NOTES:

- Easement granted by Mrs. R. E. Crogrove, Individually and as Independent Executrix of the Estate of A. P. Crogrove to Lone Star Gas Company, filed 04/24/1928, recorded in Volume 218, Page 554, Real Property Records, Denton County, Texas. May affect this tract.
- Easement granted by Rosa E. Crogrove to Southwestern Bell Telephone company, filed 05/27/1930, recorded in Volume 231, Page 306, Real Property Records, Denton County, Texas. May affect this tract.
- Texas Water Rights Certificate of Adjudication executed by and between the Texas water Commission and Robert W. Henzler, filed 08/11/1983, recorded in Volume 1, Page 105, (cc# 33244), Real Property Records, Denton County, Texas. Does affect this tract.
- Terms, provisions, conditions, and obligations contained in Chapter 43 Texas Local Government Code Development Agreement, filed 06/14/2017, recorded in cc# 2017-70694, Real Property Records, Denton County, Texas. Does affect this tract.
- Terms, provisions, and conditions of City of Pilot Point Ordinance No. 502-14-2022 filed 07/18/2022, recorded in cc# 2022-104899, Real Property Records, Denton County, Texas. Does not affect this tract.

FLOODPLAIN NOTE:

This tract of land is designated Zone X (Unshaded), according to the Flood Insurance Rate Map (FIRM) Map No. 48121C0115 G, dated April 18, 2011, prepared by Federal Emergency Management Agency (FEMA) for Denton County, Texas.

NOTES:

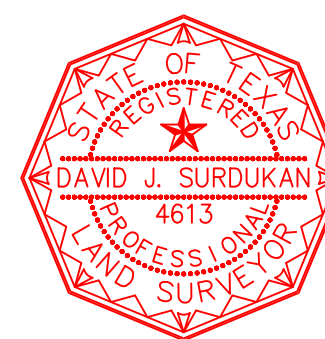
- The original copy will have original signatures, stamp seal and an impression seal.
- Copyright 2023, Surdukan Surveying, Inc.
- This survey is being provided solely for the use of the current parties.
- This survey is subject to all easements of record.
- The basis of bearings, are derived from ALLTERRA CENTRAL RTK Network, Texas State Plane Coordinates System, NAD83, North Central Zone, Nad 83 (GORS96) Epoch 2002.0.

SURVEYORS CERTIFICATION

TO: Elevated Property Capital, LLC, a Texas limited liability company, Venkata Kranti Kakarala, Reunion Title & First American Title Guaranty Company;

That this map and the survey on which it is based were made in accordance with the 2022 Minimum Standard Detail Requirements for a TSPS Category 1A Condition II Land Title Survey, as established and adopted by the Texas Society of Professional Land Surveyors. The Field work was completed on August 25, 2023.

David J. Surdukan
DAVID J. SURDUKAN
R.P.L.S. NO. 4613



BOUNDARY SURVEY
9.451 ACRES
JOSEPH JEFFRIES SURVEY
ABSTRACT NO. 661
DENTON COUNTY, TEXAS

SURDUKAN SURVEYING, INC.
P.O. BOX 126
ANNA, TEXAS 75409
(972) 924-8200
FIRM NO. 10069500