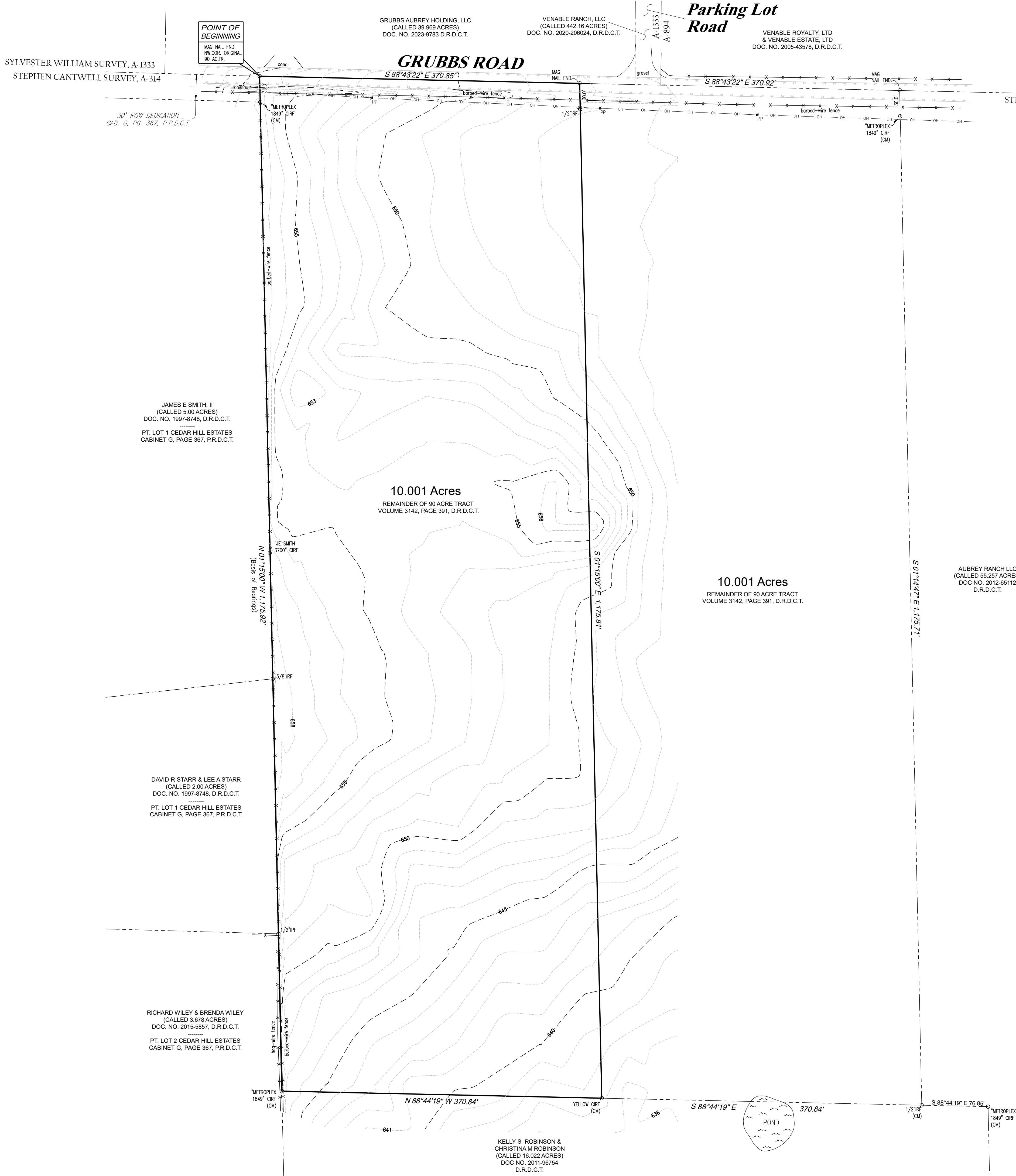




PROPERTY DESCRIPTION

SITUATED in the State of Texas, County of Denton, being part of the Stephen Cantwell Survey, Abstract No. 314, being the remainder of a called 90 acre tract of land as recorded in Volume 3142, Page 391 of the Deed Records of Denton County, Texas, with said premises being more particularly described as follows:

BEGINNING at a mag nail found in the approximate center of Grubbs Road, same being in the south line of a called 39.969 acre tract of land as recorded under Document No. 2023-9783 of the Deed Records of Denton County, Texas, marking the northeast corner of a called 30 foot right-of-way dedication as recorded in Cabinet G, Page 367 of the Plat Records of Denton County, Texas, the northwest corner of said 90 acre tract and the herein described premises;

THENCE with the approximate center of Grubbs Road, the south line of said 39.969 acre tract and the north line of said 90 acre tract, South 88°43'22" East, 370.85 feet to a mag nail found marking the northeast corner of said premises, from which a mag nail found bears South 88°43'22" East, 370.92 feet;

THENCE crossing through said 90 acre tract, South 01°15'00" East, passing at 30.00 feet a 1/2" iron rod found and continuing for a total distance of 1,175.81 feet to a yellow capped iron rod found in the north line of a called 16.022 acre tract of land as recorded under Document No. 2011-96754 of the Deed Records of Denton County, Texas, and marking the southeast corner of said premises, from which a 1/2" iron rod found bears South 88°44'19" East, 370.84 feet;

THENCE crossing through said 90 acre tract and with the north line of said 16.022 acre tract, North 88°44'19" West, 370.84 feet to a "Metroplex 1849" capped iron rod found in the east line of Cedar Hill Estates as recorded in Cabinet G, Page 367 of the Plat Records of Denton County, Texas, marking the southwest corner of said premises;

THENCE with the east line of said Cedar Hill Estates and the west line of said 90 acre tract, North 01°15'00" West, passing at 1,145.88 feet and continuing for a total distance of 1,175.92 feet to the place of beginning and containing 10.001 acres of land.

EXCEPTIONS AS NOTED ON TITLE COMMITMENT: SCHEDULE B

Chicago Title of Texas, LLC
GF. No. CTDAL93-8000932500152R,
Issued Date: February 21, 2025.
Effective Date: February 14, 2025.

10.e Easement to Denton County Electric Cooperative, Inc. as recorded in Volume 337, Page 324 of the Real Property Records, Denton County, Texas. (May or may not affect the subject property. Blanket easement over original 90 acre tract)

10.f Easement to Denton County Electric Cooperative, Inc. as recorded in Volume 403, Page 495 of the Real Property Records, Denton County, Texas. (May or may not affect the subject property. Blanket easement over original 90 acre tract)

10.g Easement to Lone Star Gas Company as recorded in Volume 225, Page 600 of the Real Property Records, Denton County, Texas. Does not affect the subject property, affects a 51.43 acre tract of land to the south)

10.h Easement to Energy Transfer Fuel, LP, under Clerk's File No. 2005-87190, Real Property Records, Denton County, Texas; As affected by Instrument recorded under Clerk's File No. 2010-106826, Real Property Records, Denton County, Texas. (Does not affect the subject property, affects the 55.257 acre tract to the east)

10.i Permanent Easement Agreement under Clerk's File No. 2007-92893, Real Property Records, Denton County, Texas; (Does not affect the subject property, affects the 55.257 acre tract to the east)