Parking Lot VENABLE RANCH, LLC GRUBBS AUBREY HOLDING, LLC Road (CALLED 442.16 ACRES) POINT OF (CALLED 39.969 ACRES) VENABLE ROYALTY, LTD DOC. NO. 2023-9783 D.R.D.C.T. DOC. NO. 2020-206024, D.R.D.C.T. COMMENCING & VENABLE ESTATE, LTD MAG NAIL FND. DOC. NO. 2005-43578, D.R.D.C.T. POINT OF NW.COR. ORIGINAL 90 AC.TR. BEGINNING SYLVESTER WILLIAM SURVEY, A-1333 GRUBBS ROAD STEPHEN CANTWELL SURVEY, A-314 X OH X OHX NH OH J. M. MOSES SURVEY, A-894 STEPHEN CANTWELL SURVEY, A-314 30' ROW DEDICATION _ CAB. G, PG. 367, P.R.D.C.T. JAMES E SMITH, II (CALLED 5.00 ACRES) DOC. NO. 1997-8748, D.R.D.C.T. PT. LOT 1 CEDAR HILL ESTATES CABINET G, PAGE 367, P.R.D.C.T. 10.001 Acres REMAINDER OF 90 ACRE TRACT VOLUME 3142, PAGE 391, D.R.D.C.T. 10.001 Acres REMAINDER OF 90 ACRE TRACT VOLUME 3142, PAGE 391, D.R.D.C.T. AUBREY RANCH LLC (CALLED 55.257 ACRES) DOC NO. 2012-65112 DAVID R STARR & LEE A STARR (CALLED 2.00 ACRES) DOC. NO. 1997-8748, D.R.D.C.T. PT. LOT 1 CEDAR HILL ESTATES CABINET G, PAGE 367, P.R.D.C.T. RICHARD WILEY & BRENDA WILEY (CALLED 3.678 ACRES) DOC. NO. 2015-5857, D.R.D.C.T. PT. LOT 2 CEDAR HILL ESTATES CABINET G, PAGE 367, P.R.D.C.T. N 88°44'19" W 370.84' YELLOW CIRF **KELLY S ROBINSON &** CHRISTINA M ROBINSON (CALLED 16.022 ACRES DOC NO. 2011-96754

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:

COMMENCING 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, and the northwest corner of said 90 acre tract;

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 POINT OF BEGINNING, same being the northwest corner of the herein described premises:

THENCE continuing with the approximate center of Grubbs Road, the south line of said 39.969 acre tract, the south line of a called 442.16 acre tract of land as recorded under Document No. 2020-206024 of the Deed Records of Denton County, Texas, the south line of a tract of land to Venable Royalty, LTD and Venable Estate, LTD, as recorded under Document No. 2005-43578 of the Deed Records of Denton County, Texas, and the north line of said 90 acre tract, South 88°43'22" East, 370.92 feet to a mag nail found marking the northwest corner of a called 55.257 acre tract of land as recorded under Document No. 2012-65112 of the Deed Records of Denton County, Texas, and the northeast corner of said premises;

THENCE with the west line of said 55.257 acre tract and crossing through said 90 acre tract, South 01°14'47" East, passing at 30.00 feet a "Metroplex 1849" capped iron rod found and continuing for a total distance of 1,175.71 feet to a 1/2" 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, marking the southeast corner of said premises, from which a "Metroplex 1849" capped iron rod found bears South 88°44'19" East, 76.85 feet;

THENCE with the north line of said 16.022 acre tract and crossing through said 90 acre tract. North 88°44'19" West, 370.84 feet to a yellow capped iron rod found marking the southwest corner of said premises. from which a "Metroplex 1849" capped iron rod found bears North 88°44'19" West. 370.84 feet:

THENCE continuing to cross through said 90 acre tract, North 01°15'00" West, passing at 1,145.81 feet a 1/2" iron rod found and continuing for a total distance of 1,175.81 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)

= CONTROLLING MONUMEN = CAPPED IRON ROD FOUND = POWER POLE = ASPHALT — oн — = OVERHEAD LINES

= VOLUME

= PLAT RECORDS DENTON COUNTY TEXAS = DEED RECORDS DENTON COUNTY TEXAS

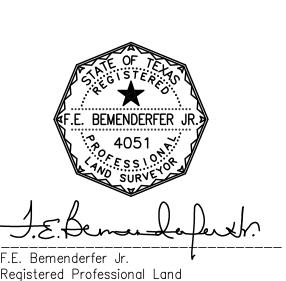
- 1) Bearings based on Cedar Hill Estates as recorded in Cabinet G, Page 367 of the Plat Records of Denton
- 2) No part of the subject property is shown to lie within a Special Flood Hazard Area inundated by 100—year flood per Map No. 48121C0235G of the F.E.M.A. Flood Insurance Rate Maps for Denton County, Texas and Incorporated Areas, dated April 18, 2011 (Zone X);
- 3) The description contained hereon and the location of rights—of—way, visible easements, set—back lines, visible improvement, and encroachments, that I have knowledge of or have been informed of are accurately
- 4) All monuments shown hereon actually exist and the location, size and type of material thereof are correctly shown;
- 5) The property reflected has access to Grubbs Road, a public roadway and that there are no gaps or gores; 6) The relationship of the Property to all contiguous real estate is correctly shown hereon;
- 7) Total area of the property contains 10.001 gross acres of land.
- 8) There are no designated parking spaces on the subject property.
- 9) Elevations based on NAVD88
- 10) The client did not provide a zoning report at the time of this survey.

ALTA/NSPS LAND TITLE SURVEY

To OWNER: Danny M. Shirley and wife, Susan Shirley; TITLE COMPANY: Chicago Title Insurance Company; INSURER: Chicago Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(b)(1), 7(c), 8, 9, 10, 13, 14, 16 & 17 of

The fieldwork was completed on February 26, 2025. Date of Survey: March 3, 2025.



Surveyor No. 4051

P:\AC\2025Q1\AC941754.dwg



ALTA/NSPS Survey

Tax Parcel No. 754837

10.001 Gross Acres

On Grubbs Road

Stephen Cantwell Survey,

Abstract No. 314

Aubrey ETJ,

Denton County, Texas