# PROPERTY DESCRIPTION

Tost of lend situated in the John Morton Surery, Abstract No. 792, Denton County, Texas and being of of a colled 8.221 ocres tract described in Deed to Morto Ann Cackrill as recorded in Inst. No. 2024–47126, Official Records, benton County, Texas, and being more only described herein as follows:

BECUNNING at a 5/8 inch iron rad fanal in the South Right-of-Way line of F.M. Highway No. 1190 (a called 90° R.O.W.) for the Southwest comer of said Cockie treet common to the Northwest Corner of a 19.375 acres tract of land described in Deed to Boynide Narinos of Texas. LLC as recorded in Inst. No. 2017-13142B, said Official Records.

THENCE Worth 65 degrees 56 minutes 18 seconds East, with the Northwesterly line of soid Cockrill tract common to the Southeasterly line of said Highway, a distance of 1340.27 feet to a 1/2 inch capped iron rad stamped (KAZ) found for the Northeast corner of said Cockrill tract common to the Northeast corner of a called 1.39 acres tract of land described in Deed to United States of America as recorded in Vel. 1149, 949, 549, Deed Records, Denton County, Texas;

PERICE South DI degrees 31 minutes 18 exceeds west, with the East line of said GovernI tract sommen to the West line of said 11.35 agres tract, loding and new o lemet, a distance of 375.86 feet to 3/2 lach live and found (LE-MSQ) newer a wood ferca corner past in the North line of said 19.375 agrees tract for the Southeast cover of said 11.35 agrees tract.

PRICE North 88 degrees 31 minutes 17 seconds West, with the South line of soid Cockrill tract common to the North line of soid 19.375 agrees took, olong or near of feace, a distance of 1205.50 feet to the POINT OF BECAMBNO containing, within the metes and bounds recited, 7.395 agrees of land, more or less.

## TITLE REPORT NOTE

THIS SURVEY MAS PREPARED WITH THE BENEFIT OF A CURRENT THIE REPORT AS PROVIDED BY FIDEUTY NATIONAL THIE INSURANCE COMPANY, REFERENCED BY OF NO. 2402388-AUNH AND BEARING AN EFFECTIVE DATE OF OCTOBER 7, 2024.

I.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE RESTRICTIVE COVENANTS RECORDED IN VOLUME 1220, PAGE 125, DEED RECORDS, DENTON COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schiedule B. Hem. 1)

2.) THE SUBLICOT PROPERTY SHOWN HEREON DOES NOT APPEAR TO BE SUBLECT TO THE LONE STAR GAS COMPANY EASEMENT RECORDED IN VOLUME 142, PG. 49, DEED RECORDES, DENTON COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF.

(Schedur B, Item 10s) BLANKET EASEMENT NORTH OF SUBJECT

A) THE SUBJECT PROPERTY SHOWN HERCON DOES NOT APPEAR TO BE SUBJECT TO THE STATE OF TEXAS RIGHT OF WAY EASEMENT RECORDED IN VICLUME 383, PAGE SEA, DEED RECORDS, DENTON COUNTY, TEXAS. TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELLEF, (Schedule 8, Hem. 10) NORTHEAST OF SUBJECT

4.) THE SUBJECT PROPERTY SHOWN HEEGIN DOES NOT APPEAR TO BE SUBJECT TO THE DENTON COUNTY ELECTRIC COOPERATIVE, INC. RIGHT OF WAY EASEMENT RECORDED IN VOLUME ACID, PAGE 31, DECEN RECORDED BETTON COUNTY, TEXAS TO THE SEEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION BELIEF, (SCHEDULE B, ITEM 10g) BLANKET EASEMENT DIFFERENT ABSTRACT

5.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE DENTON COUNTY ELECTRIC COOPERATIVE, INC. RIGHT OF WAY EASEMENT RECORDED IN VIOLUME 402, PAGE 313, DEED RECORDES, DENTON COUNTY, TEXAS TO THE BEST OF THE SURVETOR'S KNOWLEDGE, MICHAUTION AND BELIEF, (Schedure B, Item 10th) BLANKET EASEMENT

8). THE SUBJECT PROPERTY SHOWN HERGON DOES NOT APPEAR TO BE SUBJECT TO THE GREEN SPRINGS WATER SUPPLY CORPORATION RIGHT OF WAY EASEMENT RECORDED IN VOLUME 56A, PACE 34, DEED RECORDS, BENTON COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10) NORTH OF SUBJECT

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### FLOOD NOTE

PER DATA PROMISED BY FEMA. PART OF THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN A DESIGNATED ZONE X (OTHER FADDO AREA, MITH NO BASE FLOOD BEEN FLOOD SET, AND HAVE PROMISED STORM HE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN A DESIGNATED ZONE X (NO FLOOD AREA) AS PLOTTED DIN COMMUNITY PAREL # 480774 0090 C OF THE ENDERH EMPRICANY MANUELEMIT ACTIVET FLOOD INSURANCE RATE OR FLOOD HAZARD BOUNDARY MAP BEARNEY A REVISIO EFFECTIVE DATE OF A THE TRUE IS, ZOTIO.

### 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 OCTOBER 23, 2024.
- 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 coreful surrey was made on the ground of the property shown herson, USC OF THIS SURVEY FOR ANY OFHER PURPOSE OR BY OFHER PARTIES SHALL BE AT THEME REXY AND REFUNDED IS NOT RESPONSIBLE TO OTHERS OF THE MADE OF THE PROPERTY OF THE SHORT OF THE STATE OF THE SHORT OF THE SHOR

DE C. VALIGHM, IS.

OCCUBER 30, 2029
FRAN REGISTRATION NO. T0194786



LAND TITLE SURVEY

11858 FM 1190

JOHN MORTON SURVEY
ABSTRACT NO. 792
DENTON COUNTY, TEXAS

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

VAUGHN'S SURVEY CO. 600 DEBBIE LANE PILOT POINT, TX. 76258 PHONE 940-808-1191 CHECKED BY:

11858 FM 1190