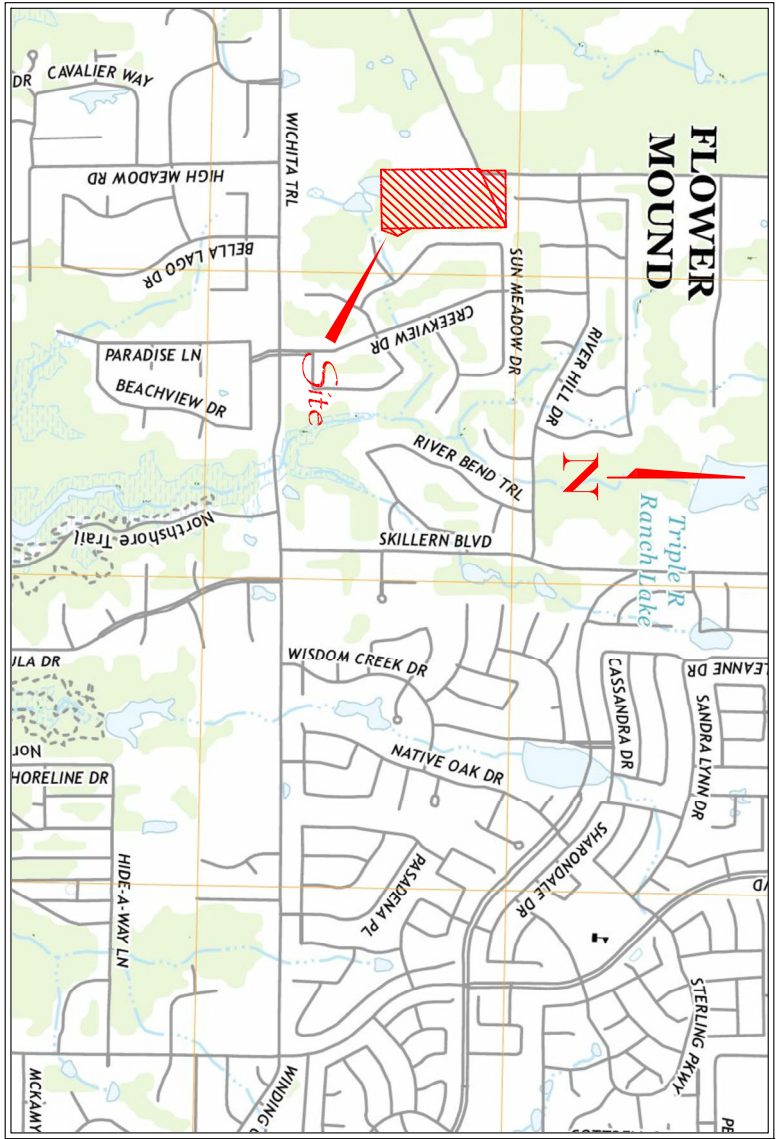
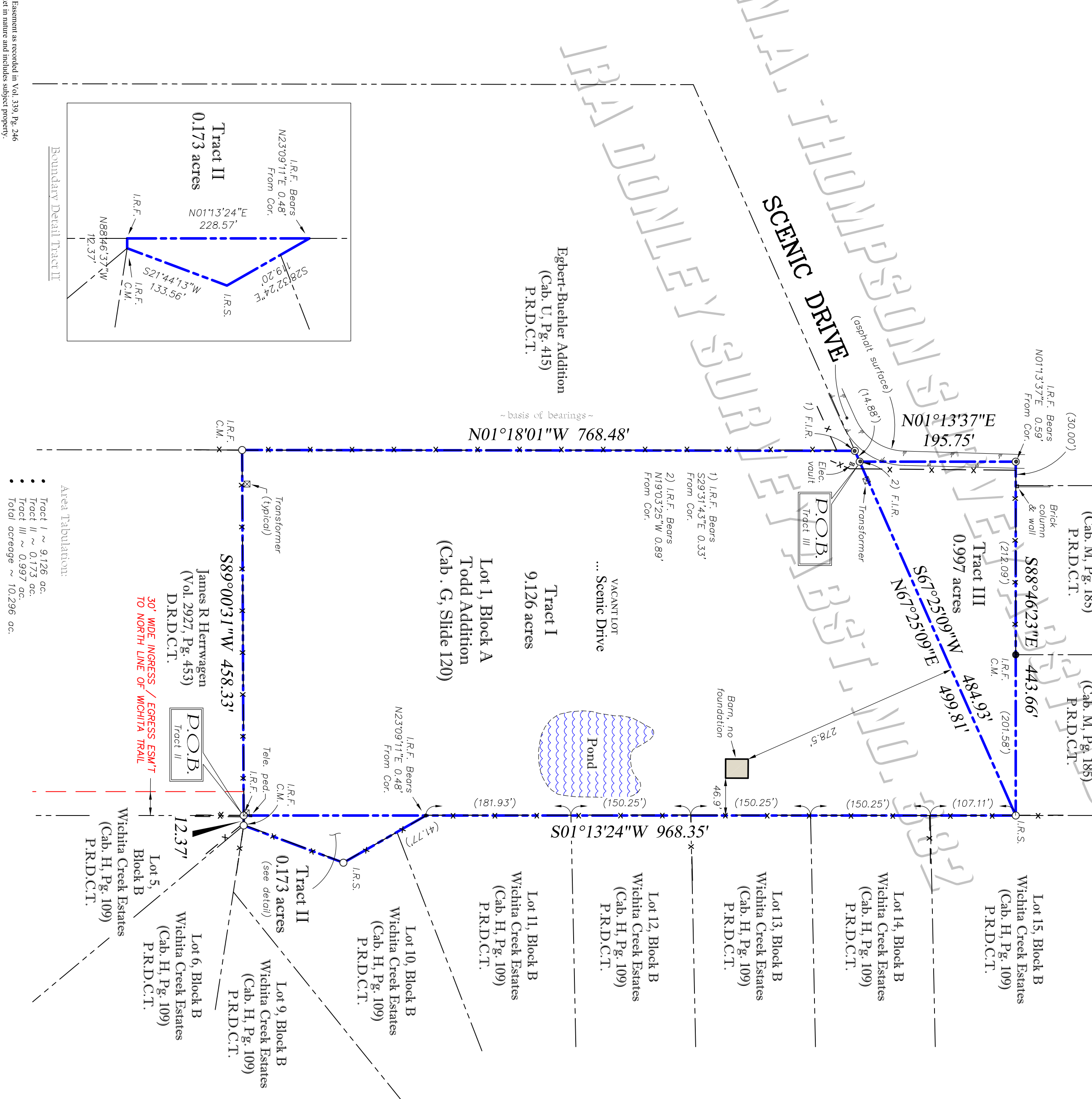
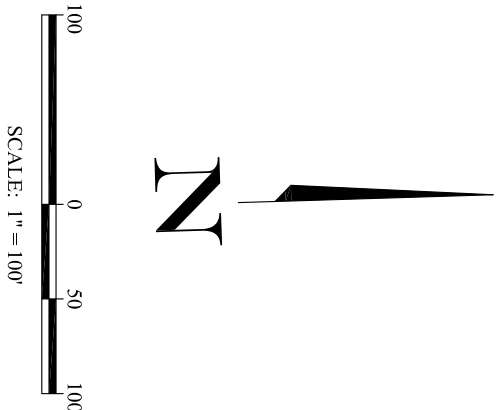


... Scenic Drive



PROPERTY DESCRIPTION:

TRACT I:

BEING Lot 1, in Block A, of Todd Addition, an addition to the Town of Flower Mound, Denton County, Texas, according to the Map or Plat thereof recorded in under Cabinet G, Slide 120, Map/Plat Records, Denton County, Texas, together with and subject to an Easement for ingress and egress over and along the entire eastern boundary line of the remaining acreage of John Russell Todd, Jr., and wife, Susan K. Todd, and being 30 feet in width and extending from the southeast corner of said Lot 1, Block A, Todd Addition, in a southerly direction to the north line of a public road (being Wichita Trail).

TRACT II:

BEING all that certain lot, tract, or parcel of land situated in the IRA DONLEY SURVEY, Abstract Number 382, in the Town of Flower Mound, Denton County, Texas, and being part of that certain (called) 296.269 acre tract of land conveyed to Belknap Community Development as recorded in Volume 1125, Page 304 of the Deed Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the southeast corner of said Lot 1; a distance of 228.57 feet to a point for corner on the west line of Lot 11, in Block B of said Wichita Creek Estates; from which a 1/2 inch iron rod found bears North 23 degrees 09 minutes 11 seconds East, a distance of 0.48 feet;

THENCE North 01 degrees 13 minutes 24 seconds East, with the east line of said Lot 1, a distance of 228.57 feet to a point for corner on the west line of Lot 11, in Block B of said Wichita Creek Estates; from which a 1/2 inch iron rod found bears North 23 degrees 09 minutes 11 seconds East, a distance of 0.48 feet;

THENCE South 28 degrees 32 minutes 24 seconds East, with the westerly line of said Lot 11, passing the southwest corner thereof; the northwest corner of Lot 10, in Block B of said Wichita Creek Estates, at a distance of 41.77 feet; in all a total distance of 119.20 feet to a 1/2 inch iron rod with blue OTS (Old Town Surveying) cap set for corner;

THENCE South 21 degrees 44 minutes 13 seconds West, with the westerly line of said Lot 10, a distance of 133.56 feet to a 1/2 inch iron rod found for the southwest corner thereof; the northwest corner of said Lot 5, in Block B of said Wichita Creek Estates; the northeast corner of said Lot 5;

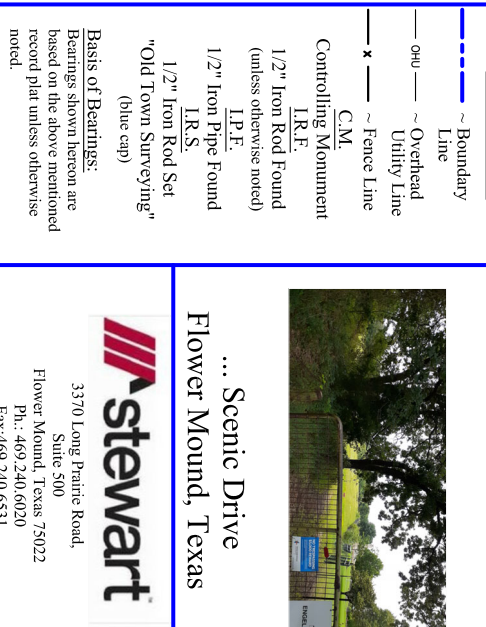
THENCE North 88 degrees 46 minutes 37 seconds West, with the north line of said Lot 5, a distance of 12.37 feet to the POINT OF BEGINNING, containing in all 0.173 acres of land, more or less, and being subject to any and all easements which may affect.

TRACT III:

BEING all that certain lot, tract, or parcel of land situated in the N. A. THOMPSON SURVEY, Abstract Number 1307, in the Town of Flower Mound, Denton County, Texas, and being part of that certain (called) 296.269 acre tract of land conveyed to Belknap Community Development as recorded in Volume 1125, Page 304 of the Deed Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner on the north line of said Lot 1, from which a 1/2 inch iron rod found bears North 19 degrees 03 minutes 25 seconds West, a distance of 0.89 feet; from which the northwest corner of the aforementioned Lot 1 bears South 67 degrees 25 minutes 09 seconds West, a distance of 14.88 feet; on the east Right-of-Way line of Scenic Trail;

LEGEND:



... Scenic Drive
Flower Mound, Texas
stewart

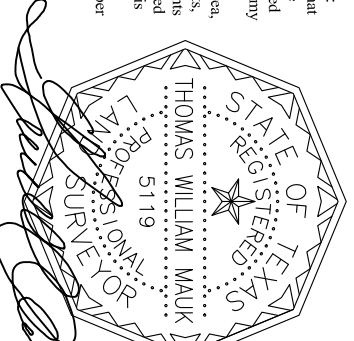
3370 Loop Prairie Road
Flower Mound, Texas 75022
Ph: 409.240.0020
Fax: 409.240.0531

FLUDD NOTE: It is my opinion that the property described hereon is not within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map (Community Panel No. 48024-G, Denton County, Texas, dated April 16, 2011). No other property situated within Zone "X" (Unshaded).

Stewart Title Co. G.F. No. 1264524
Fieldwork Date: 06/09/2021
Job No.: 20210621

Patty Chief, C.E.
Tech: T3

SURVEYORS CERTIFICATION:
The undersigned does hereby certify that this survey was this day made on the basis of the best knowledge and belief and is correct to the best of my knowledge there are no visible discrepancies, conflicts, shortages in area, overlapping of improvements, easements or rights of way that I have been advised of except as shown hereon. Use of this transaction reflected by the G.F. Number published and at user's risk.
June 11, 2021



Old Town Surveying, LLC
Professional Land Surveyors
579 N. Valley Pkwy., Ste. 120, Lewisville, Texas 75067
Ph: 409.293.8079 info@oldtownsurveying.com
TFN Number: 10194611