

FIELD NOTES
48.380 ACRES

BEING all that certain lot, tract, or parcel of land situated in the J. Ayers Survey Abstract Number 2 in Denton County, Texas, being all that certain "Tract I" and "Tract II" of land conveyed by deed from Denton County Land Investments, LLC to Nicodemus Investments, LLC recorded under Document Number 2012-97884, Real Property Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at a capped iron rod found for corner in the east line of the Gulf, Coast and Santa Fe Railroad Company right-of-way, said point being the northwest corner of that certain tract of land conveyed by deed from Aubrey H. Turner to North Texas Kartars, Inc. recorded under Clerk's File Number 96-R0009246, Real Property Records, Denton County, Texas;

THENCE N 52° 09' 17" E, 2212.57 feet with said east line of said Railroad Company right-of-way to an iron rod found for corner;

THENCE N 52° 06' 12" E, 1802.67 feet with said east line of said Railroad Company right-of-way to a capped iron rod marked TXDOT found for corner in the west line of Interstate Highway Number 35, a public roadway;

THENCE S 10° 04' 12" E, 539.54 feet with said west line of said Interstate Highway to a capped iron rod marked TXDOT found for corner;

THENCE S 53° 15' 20" W, 97.46 feet with said west line of said Interstate Highway to a capped iron rod marked TXDOT found for corner;

THENCE S 36° 55' 49" E, 81.57 feet with said west line of said Interstate Highway to a capped iron rod marked TXDOT found for corner in the west line of that certain tract of land conveyed by deed from Dale Williamson and wife, Bernice Williamson to Allen Williamson and David Williamson recorded under Document Number 2013-151056, Real Property Records, Denton County, Texas;

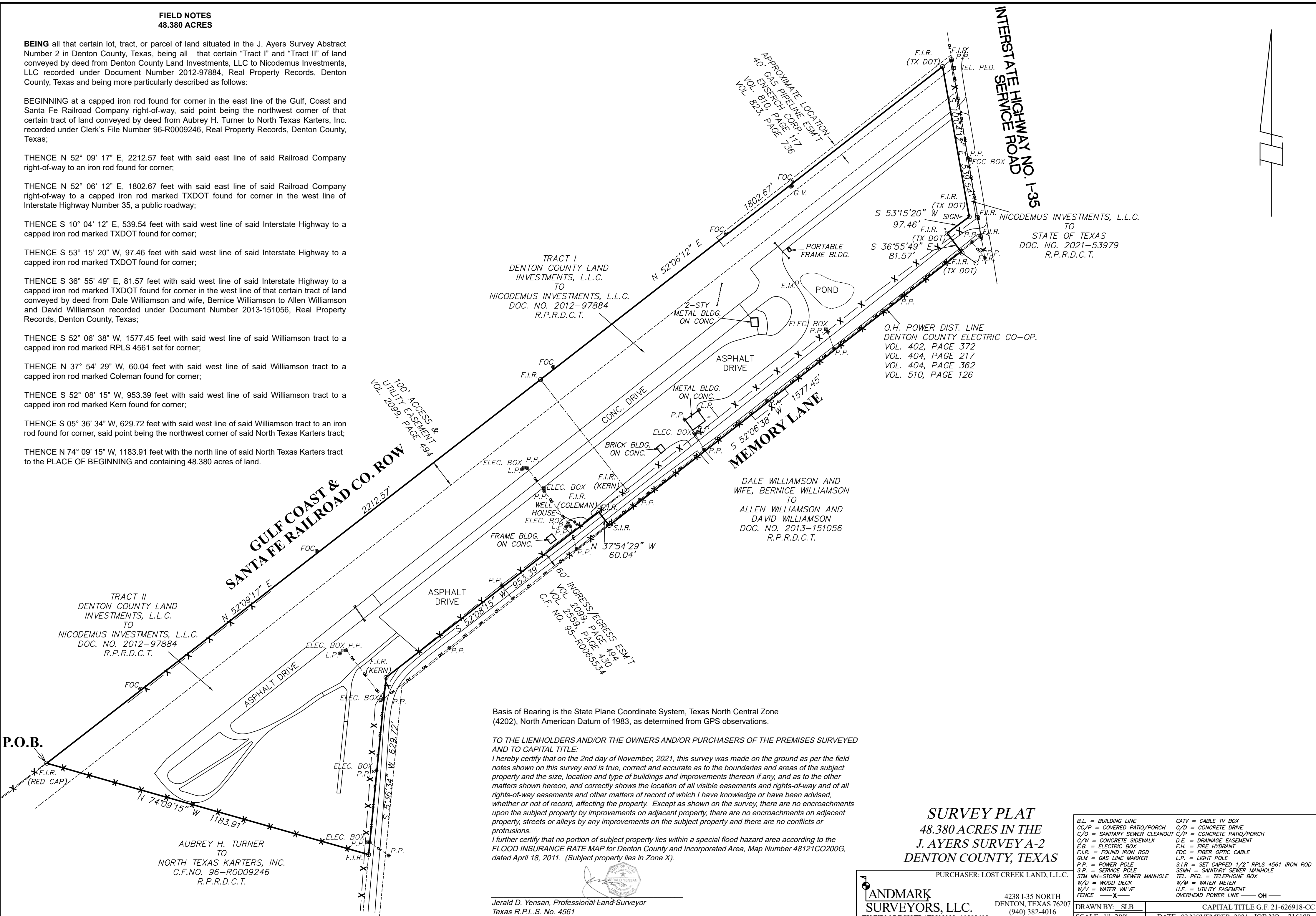
THENCE S 52° 06' 38" W, 1577.45 feet with said west line of said Williamson tract to a capped iron rod marked RPLS 4561 set for corner;

THENCE N 37° 54' 29" W, 60.04 feet with said west line of said Williamson tract to a capped iron rod marked Coleman found for corner;

THENCE S 52° 08' 15" W, 953.39 feet with said west line of said Williamson tract to a capped iron rod marked Kern found for corner;

THENCE S 05° 36' 34" W, 629.72 feet with said west line of said Williamson tract to an iron rod found for corner, said point being the northwest corner of said North Texas Kartars tract;

THENCE N 74° 09' 15" W, 1183.91 feet with the north line of said North Texas Kartars tract to the PLACE OF BEGINNING and containing 48.380 acres of land.



Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GPS observations.

TO THE LIENHOLDERS AND/OR THE OWNERS AND/OR PURCHASERS OF THE PREMISES SURVEYED AND TO CAPITAL TITLE:

I hereby certify that on the 2nd day of November, 2021, this survey was made on the ground as per the field notes shown on this survey and is true, correct and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way easements and other matters of record of which I have knowledge or have been advised, whether or not of record, affecting the property. Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets or alleys by any improvements on the subject property and there are no conflicts or protrusions.

I further certify that no portion of subject property lies within a special flood hazard area according to the FLOOD INSURANCE RATE MAP for Denton County and Incorporated Area, Map Number 48121CO200G, dated April 18, 2011. (Subject property lies in Zone X).

Jerald D. Yensan, Professional Land Surveyor
Texas R.P.L.S. No. 4561

SURVEY PLAT
48.380 ACRES IN THE
J. AYERS SURVEY A-2
DENTON COUNTY, TEXAS

PURCHASER: LOST CREEK LAND, L.L.C.
LANDMARK SURVEYORS, L.L.C.
4238 I-35 NORTH DENTON, TEXAS 76207
(940) 382-4016
TX FIRM REGISTRATION NO. 10098600 FAX (940) 387-9784

B.L. = BUILDING LINE	CATV = CABLE TV BOX
CC/P = COVERED PATIO/PORCH	C/D = CONCRETE DRIVE
C/O = SANITARY SEWER CLEANOUT	C/P = CONCRETE PATIO/PORCH
C/W = CONCRETE SIDEWALK	D.E. = DRAINAGE EASEMENT
E.B. = ELECTRIC BOX	F.H. = FIRE HYDRANT
F.I.R. = FOUND IRON ROD	FOC = FIBER OPTIC CABLE
GLM = GAS LINE MARKER	L.P. = LIGHT POLE
P.P. = POWER POLE	S.I.R. = SET CAPPED 1/2" RPLS 4561 IRON ROD
S.P. = SERVICE POLE	SSMH = SANITARY SEWER MANHOLE
STM MH = STORM SEWER MANHOLE	TEL. PED. = TELEPHONE BOX
W/D = WOOD DECK	W/M = WATER METER
W/V = WATER VALVE	U.E. = UTILITY EASEMENT
FENCE = X	OVERHEAD POWER LINE = OH

DRAWN BY: SLB
SCALE: 1"=200'
CAPITAL TITLE G.F. 21-626918-CC
DATE: 02 NOVEMBER, 2021 JOB NO: 216109