

37.161 ACRES
I. ELDE SURVEY A-387
DENTON COUNTY, TEXAS

FIELD NOTES TO ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE I. ELDE SURVEY, ABSTRACT NUMBER 387, DENTON COUNTY, TEXAS, BEING ALL OF CALLED 17.166 ACRES OF LAND DESCRIBED IN THE DEED TO MARTIN V. O'CONNOR AS RECORDED IN DOCUMENT NUMBER 2005-44630 OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, AND ALL OF CALLED 20.00 ACRES OF LAND DESCRIBED IN THE DEED TO SHAMROCK PONDEROSA LP AS RECORDED IN DOCUMENT NUMBER 2008-118605 OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A CAPPED IRON ROD FOUND FOR CORNER FOR THE SOUTHEAST CORNER OF THE TRACT OF LAND BEING DESCRIBED HEREIN IN THE WEST RIGHT-OF-WAY LINE OF F.M. 156 AT THE SOUTHEAST CORNER OF SAID 20.00 ACRE TRACT;

THENCE SOUTH 88 DEGREES 07 MINUTES 19 SECONDS WEST A DISTANCE OF 1303.23 FEET TO A CAPPED IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID 20.00 ACRE AND THE SOUTHEAST CORNER OF SAID 17.166 ACRE TRACT;

THENCE SOUTH 88 DEGREES 06 MINUTES 42 SECONDS WEST A DISTANCE OF 1126.72 FEET TO A CAPPED IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID 17.166 ACRE TRACT OF LAND IN THE NORTH LINE OF LOT 10 OF WESTOVER RANCH AS RECORDED IN CABINET X, PAGE 167 OF THE PLAT RECORDS DENTON COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 05 MINUTES 23 SECONDS EAST PASSING IN ROUTE AT A DISTANCE OF 368.75 FEET A CAPPED IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF A CALLED 2.00 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO GEOFFREY A. PROSE AND DEBBIE A. PROSE AS RECORDED IN DOCUMENT 2003-36680 OF SAID OFFICIAL RECORDS AND CONTINUING ON SAID COURSE A TOTAL DISTANCE OF 668.93 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE AT THE MOST EASTERLY NORTHEAST CORNER OF LOT TWO BLOCK A OF GREEN PRAIRIE ESTATES AS RECORDED IN CABINET X, PAGE 310 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS ;

THENCE NORTH 88 DEGREES 07 MINUTES 19 SECONDS EAST WITH A SOUTH LINE OF SAID GREEN PRAIRIE ESTATES A DISTANCE OF 2413.86 FEET TO A CAPPED IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID 20.00 ACRE TRACT IN THE WEST RIGHT-OF-WAY LINE OF SAID F.M. 156;

THENCE SOUTH 01 DEGREES 17 MINUTES 19 SECONDS EAST WITH SAID RIGHT-OF-WAY LINE A DISTANCE OF 668.38 FEET TO THE POINT OF BEGINNING AND ENCLOSING 37.161 ACRES OF LAND, MORE OR LESS.

FLOOD STATEMENT: I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS, COMMUNITY NUMBER 480774, EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN IN PANEL 0365 E OF SAID MAP. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

CERTIFY TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY, HOUSE FOX, LLC., FIRST NATIONAL BANK D/B/A/ FIRST NATIONAL BANK TOWN SQUARE, SHAMROCK PONDEROSA, LP.

CERTIFICATION:
THIS SURVEY HAS BEEN PREPARED IN CONNECTION WITH GF # FTDAL-21-9000211900492D AND I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PREPARED FROM AN ACCURATE ON-THE-GROUND SURVEY OF THE PREMISES DEPICTED HEREON AND DESCRIBED IN THE LEGAL DESCRIPTION ATTACHED HERETO, CONDUCTED UNDER MY DIRECTION AND SUPERVISION ON 12-02-19 AND THAT THE FINDINGS AND RESULTS OF SAID SURVEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE SIZE, TYPE AND LOCATION OF VISIBLE AND APPARENT PERMANENT IMPROVEMENTS ARE AS SHOWN, AND THAT SAID SURVEY CORRECTLY SHOWS THE LOCATION OF ALL ALLEYS, STREETS, MAINTAINED RIGHTS-OF-WAY, AND EASEMENTS OF RECORD, AS SUPPLIED TO ME, OF WHICH THE UNDERSIGNED IS AWARE OR HAS BEEN ADVISED AFFECTING THE SUBJECT PREMISES ACCORDING TO THE DESCRIPTIONS OF RECORD, AND THAT EXCEPT AS SHOWN THERE ARE NO VISIBLE OR APPARENT INTRUSIONS, CONFLICTS OR PROTRUSIONS.

J.E. THOMPSON II R.P.L.S. No 4857



I. ELDE SURVEY
ABSTRACT NO. 387

NOTES:

1. BEARING BASIS DERIVED FROM GPS OBSERVATIONS MADE ON THE GROUND. TEXAS NORTH CENTRAL NAD 83.
2. VOLUME 206, PAGE 55, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS IS A BLANKET EASEMENT AND DOES AFFECT THE SUBJECT TRACT.
3. VOLUME 267, PAGE 629, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS IS A BLANKET EASEMENT AND DOES AFFECT THE SUBJECT TRACT BY THE RIGHTS OF INGRESS AND EGRESS.
4. VOLUME 497, PAGE 637, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS DOES AFFECT THE SUBJECT TRACT BY THE RIGHTS OF INGRESS AND EGRESS.
5. VOLUME 4347, PAGE 1929, VOLUME 5087, PAGE 3077, AND DOCUMENTS 2005-87163, 2005-102319, 2003-198231 REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS DOES AFFECT THE SUBJECT TRACT BY THE RIGHTS OF INGRESS AND EGRESS.

LINETYPE LEGEND	
PROPERTY LINE =	---
EASEMENT LINES =	---
DEED LOT LINES =	---
ADJOINER LINES =	---
WATER LINE =	WL WL
SEWER LINE =	SS SS
GAS LINE =	GAS GAS
COMMUNICATIONS LINE =	UC UC
OVERHEAD UTILITY =	OHU
ELECTRIC LINE =	E E
ASPHALT ROAD =	---
GRAVEL ROAD =	---
FENCE LINES =	X X

LEGEND	
● = PROPERTY CORNER	CM = CONTROL MONUMENT
⊕ = BENCHMARK	* = BEARING BASIS
⌈ = TELEPHONE/UTILITY RISER (TR/UR)	FF = FINISHED FLOOR
⌈ = BURIED CABLE MARKER (BCM)	MFCP = METAL FENCE CORNER POST
⌈ = TELEPHONE MANHOLE (TMH)	WFCP = METAL FENCE CORNER POST
⌈ = POWER/UTILITY POLE (PP/UP)	() = PLAT/DEED CALLS
⌈ = LIGHT POLE (LP)	POB = POINT OF BEGINNING
⌈ = GUY WIRE (GUY)	R.O.W. = RIGHT-OF-WAY
⌈ = ELECTRIC VAULT (VLT)	D.E. = DRAINAGE EASEMENT
⌈ = ELECTRIC TRANSFORMER (TRAN)	E.E. = ELECTRIC EASEMENT
⌈ = WATER METER (WM)	U.E. = UTILITY EASEMENT
⌈ = WATER VALVE (WV)	W.E. = WATER EASEMENT
⌈ = FIRE HYDRANT (FH)	P.U.E. = PUBLIC UTILITY EASEMENT
⌈ = WATER MANHOLE (WMH)	B.L. = BUILDING/SETBACK LINE
⌈ = BURIED PIPELINE MARKER (BPM)	A.E. = ACCESS EASEMENT
⌈ = GAS METER (GM)	F.L.E. = FIRELANE EASEMENT
⌈ = GAS VALVE/TEST STATION (GV/TS)	S.W.E. = SIDEWALK EASEMENT
⌈ = GAS WELL HEAD (WH)	S.S.E. = SANITARY SEWER EASEMENT
⌈ = PROpane TANK (PT)	IRF = IRON ROD FOUND
⌈ = SEPTIC CLEANOUT (C/O)	CIRF = CAPPED IRON ROD FOUND
⌈ = SEPTIC LID (SEPT)	CIRS = CAPPED IRON ROD SET
⌈ = SANITARY SEWER MANHOLE (SSMH)	PKF = PK NAIL FOUND
⌈ = STORM DRAIN MANHOLE (SDMH)	PKS = PK NAIL SET
⌈ = SIGN (SIGN)	CON = CONCRETE SURFACE
⌈ = FLAGPOLE (FP)	ASP = ASPHALT SURFACE
⌈ = MAILBOX (MB)	GRA = GRAVEL SURFACE
⌈ = ABSTRACT CORNER	

ERRORS: THE CLIENT OR CLIENT'S REPRESENTATIVES WILL HAVE 45 DAYS FROM THE DATE THE SURVEY WAS ISSUED TO CHANGE ANY MISPELLINGS OR ANY ERRORS ON THE SURVEY REPORT. AFTER THIS TIME HAS EXPIRED ALL PARTIES INVOLVED MUST ACCEPT THE SURVEY AS ISSUED.



DRAWN BY: R.S.C. DATE: 12/12/2019 JOB NO.: 190363 SCALE: 1" = 150' PAGE: 1 OF 1

111 N. DIXON ST.
GAINESVILLE, TX 76240
PH. 940-665-9105
TBPLS FIRM NO. 10048000

LAND TITLE SURVEY
37.161 ACRES
IN THE I. ELDE SURVEY,
ABSTRACT NO. 387
DENTON COUNTY, TEXAS

FARM TO MARKET ROAD 156
(40' ASPHALT SURFACE)