



**NOTES**

- 1. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the TXDOT Denton County surface adjustment factor of 1.000150630.
- 2. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 48012100380G, Community-Panel No. 480194 0380 G and 480774 0380 G. Revised Date: April 18, 2011. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:  
Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
- 3. This survey is based on deeds, easements and/or recorded plats and other records furnished by the client and/or the client's representative as well as significant visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this survey shall not represent warranty of title or guarantee of ownership. The surveyor did not abstract the subject property. This survey was performed with the benefit of a current title abstract provided by Chicago Title Insurance Company, GF No. 4712020509, effective date August 02, 2021, issued October 26, 2021 and this survey also was performed with the benefit of a current title abstract provided by Chicago Title Insurance Company, GF No. 4712019789, effective date April 18, 2021, issued April 23, 2021.
- 4. All underground utility information depicted on the survey is based on available record information on file at the City of Denton and the appropriate public utility companies. This information has been verified where possible by visible utility appurtenances. The surveyor cannot guarantee the accuracy or completeness of these records. Lacking excavation, the exact location of underground utilities cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. The Surveyor has contacted the Texas One Call System (DigTess) and depicted hereon the visible and apparent markings on the ground.
- 5. This survey does not provide a determination or opinion concerning the location or existence of wetlands, faultlines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
- 6. Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject tract: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; Agreements; Lease Agreements; and ownership title evidence.
- 7. The word "certify" or "certificate" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
- 8. Any declaration made hereon or herein is made to the original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.

**DESCRIPTION OF PROPERTY SURVEYED - GF. NO. 4712020509**

"TRACT 1"

Lot 1, Block A, Denton 18 on 380, an Addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Volume 2019, Page 294, Map Records, Collin County, Texas.

SAVE AND EXCEPT that portion thereof conveyed from Denton 18 on 380 Partners, Ltd. to the State of Texas recorded under Clerk's File No. 2019-82261, Real Property Records, Denton County, Texas; as shown on Plat recorded under Clerk's File No. 2019-294, Plat Records, Denton County, Texas.

**DESCRIPTION OF PROPERTY SURVEYED - GF. NO. 4712019789**

"TRACT 2"

DESCRIPTION, of a 16.560 acre (721,371 square foot) tract of land situated in the Moreau Forrest Survey, Abstract No. 417, Denton County, Texas; said tract being part of a called 28 acre tract of land described in Deed to D. C. Bullard and wife, Inez Bullard recorded in Volume 432, Page 149, Deed Records of Denton County, Texas; said 16.560 acre tract being more particularly described as follows (Bearing System for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances shown have been adjusted to surface by applying the Denton County TXDOT combination scale factor of 1.000150630.):

BEGINNING, at a TXDOT aluminum disk monument found in the north right-of-way line of U.S. Highway 380, also known as East University Drive, (a variable width right-of-way); said point also being in the west line of the said called 28 acre tract and the east line of a called 66.5 acre tract of land described in Special Warranty Deed to Steven F. Spiritas recorded in Document No. 2003-178879, Official Public Records of Denton County, Texas;

THENCE, North 02 degrees, 00 minutes, 02 seconds East, departing the said north line of U.S. Highway 380 (East University Drive), along the said west line of the called 28 acre tract, the said east line of the called 66.5 acre tract, and the east line of Sandy Hill Addition, an addition to the City of Denton, Denton County, Texas according to the Final Plat recorded in Volume C, Page 262, Plat Records of Denton County, Texas, passing at a distance of 1,168.51 feet a 1/2-inch iron rod found in the south line of Fishtrap Road for the northeast corner of Lot 1, Block F of said Sandy Hill Addition, continuing in all a distance of 1,218.54 feet to a point in the centerline of Fishtrap Road (a variable width right-of-way) for the northwest corner of the said called 28 acre tract and the northeast corner of said Sandy Hill Addition;

THENCE, South 85 degrees, 11 minutes, 41 seconds East, along the centerline of Fishtrap Road and the north line of the said called 28 acre tract, a distance of 630.03 feet to a point for corner, from which a PK nail found bears South 13 degrees, 44 minutes, 31 seconds West, a distance of 8.40 feet;

THENCE, South 01 degree, 39 minutes, 36 seconds West, departing the center of Fishtrap Road, along the east line of the said called 28 acre tract, passing at a distance of 30.25 feet the northwest corner of Lot 1, Block A of Denton 18 on 380, an addition to the City of Denton, Denton County, Texas according to the Minor Plat recorded in Document No. 2019-294 of said Plat Records, from which an iron rod found bears North 79 degrees 36 minutes West, a distance of 0.7 feet, and continuing along the west line of said Lot 1, Block A of Denton 18 on 380 addition, in all a distance of 1,064.63 feet to a point in the said north line of U.S. Highway 380 (East University Drive) for the southwest corner said Lot 1, Block A of Denton 18 on 380 addition;

THENCE, departing the said east line of the called 28 acre tract, along the said north line of U.S. Highway 380 (East University Drive), over and across the said called 28 acre tract, the following six (6) calls:

South 81 degrees, 00 minutes, 06 seconds West, a distance of 69.93 feet to a point for corner;

South 81 degrees, 30 minutes, 09 seconds West, a distance of 2.13 feet to a 5/8 inch iron rod with a pink 1-3/4 inch plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" found for corner;

South 87 degrees, 04 minutes, 54 seconds West, a distance of 55.01 feet to a 5/8 inch iron rod with a pink 1-3/4 inch plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" found for corner;

South 80 degrees, 57 minutes, 38 seconds West, a distance of 52.40 feet to a 5/8 inch iron rod with a pink 1-3/4 inch plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" found for corner;

South 75 degrees, 14 minutes, 35 seconds West, a distance of 49.71 feet to a 5/8 inch iron rod with a pink 1-3/4 inch plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" found for corner;

South 80 degrees, 56 minutes, 53 seconds West, a distance of 418.80 feet to the POINT OF BEGINNING;

CONTAINING: 721,371 square feet or 16.560 acres of land, more or less.

**SURVEYOR'S CERTIFICATE**

To: 380 Logistics, LLC, a Texas Limited Liability Company, Denton 18 on 380 Partners, Ltd., a Texas Limited Partnership; Ralph T. Bullard and Flora Ann Bullard; and 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, 7(a), 8, 14 and 16 of Table A thereof. The field work was completed on December 03, 2021.

Date of Plat or Map: December 15, 2021.

**PRELIMINARY**

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 12/15/21.

Luis M. Gonzalez  
Registered Professional Land Surveyor  
No. 6793  
lgonzalez@pkce.com  
www.pkce.com

**NOTES ADDRESSING SCHEDULE "B" EXCEPTIONS "TRACT 1" GF. NO. 4712020509**

- 10d. The following building lines and easements as set out and/or created by plat recorded in Volume 2019, Page 294, Plat Records, Denton County, Texas. Does affects the subject property as shown hereon.  
a) 20' municipal utility easement
- 10e. Easement(s) and rights incidental thereto, as granted in a document. Due to the vague description the surveyor is unable to determine its exact location.  
Granted to: Texas Power & Light Company  
Purpose: As provided in said document  
Recording Date: March 12, 1925  
Recording No: Volume 198, Page 171, Real Property Records, Denton County, Texas, and as affected by Supplemental Easement dated March 27, 1980, executed by Russell Bullard, recorded in Volume 1019, Page 906, Deed Records of Denton County, Texas.
- 10f. Easement(s) and rights incidental thereto, as granted in a document. Due to the vague description the surveyor is unable to determine its exact location.  
Granted to: Texas Power & Light Company  
Purpose: As provided in said document  
Recording Date: June 16, 1948  
Recording No: Volume 342, Page 3, Real Property Records, Denton County, Texas.
- 10g. Easement(s) and rights incidental thereto, as granted in a document. Due to the vague description the surveyor is unable to determine its exact location.  
Granted to: Texas Power & Light Company  
Purpose: As provided in said document  
Recording Date: October 28, 1954  
Recording No: Volume 397, Page 475, Real Property Records, Denton County, Texas.
- 10h. Easement(s) and rights incidental thereto, as granted in a document. Due to the vague description the surveyor is unable to determine its exact location.  
Granted to: Texas Power & Light Company  
Purpose: As provided in said document  
Recording Date: July 12, 1960  
Recording No: Volume 457, Page 597, Real Property Records, Denton County, Texas.
- 10i. Easement(s) and rights incidental thereto, as granted in a document. Does not affects the subject property as shown hereon.  
Granted to: Texas Power & Light Company  
Purpose: As provided in said document  
Recording Date: November 25, 1969  
Recording No: Volume 594, Page 445, Real Property Records, Denton County, Texas
- 10j. Easement(s) and rights incidental thereto, as granted in a document. Due to the vague description the surveyor is unable to determine its exact location.  
Granted to: Texas Power & Light Company  
Purpose: As provided in said document  
Recording Date: November 23, 19m 71  
Recording No: Volume 633, Page 509, Real Property Records, Denton County, Texas.
- 10k. Easement(s) and rights incidental thereto, as granted in a document. Due to the vague description the surveyor is unable to determine its exact location.  
Granted to: Texas Power & Light Company  
Purpose: As provided in said document  
Recording Date: June 27, 1975  
Recording No: Volume 749, Page 323, Real Property Records, Denton County, Texas
- 10l. Matters contained in that certain document. Does not affects the subject property as shown hereon.  
Entitled: Possession and Use Agreement for Transportation  
Dated: December 18, 2018  
Executed by: Denton 18 on 380 Partners, Ltd.  
Recording Date: February 4, 2019  
Recording No: Under Clerk's File No. 2019-11561, Real Property Records, Denton County, Texas
- 10m. Easement(s) and rights incidental thereto, as granted in a document. Does affects the subject property blanket in nature.  
Granted to: Lone Star Gas Company  
Purpose: As provided in said document  
Recording Date: June 12, 1926  
Recording No: Volume 205, Page 448, Real Property Records, Denton County, Texas
- 10n. Easement(s) and rights incidental thereto, as granted in a document. Due to the vague description the surveyor is unable to determine its exact location.  
Granted to: Denton County  
Purpose: As provided in said document  
Recording Date: May 12, 1927  
Recording No: Volume 213, Page 282, Real Property Records, Denton County, Texas
- 10o. Easement(s) and rights incidental thereto, as granted in a document. Due to the vague description the surveyor is unable to determine its exact location.  
Granted to: Texas Power & Light Company  
Purpose: As provided in said document  
Recording Date: March 4, 1941  
Recording No: Volume 291, Page 11, Real Property Records, Denton County, Texas
- 10p. Easement(s) and rights incidental thereto, as granted in a document. Due to the vague description the surveyor is unable to determine its exact location.  
Granted to: Texas Power & Light Company  
Purpose: As provided in said document  
Recording Date: June 15, 1948  
Recording No: Volume 342, Page 3, Real Property Records, Denton County, Texas
- 10q. Easement(s) and rights incidental thereto, as granted in a document. Due to the vague description the surveyor is unable to determine its exact location.  
Granted to: Texas Power & Light Company  
Purpose: As provided in said document  
Recording Date: November 17, 1969  
Recording No: Volume 594, Page 445, Real Property Records, Denton County, Texas
- 10r. Easement(s) and rights incidental thereto, as granted in a document. Does affects the subject property as shown hereon.  
Granted to: the City of Denton, Texas  
Purpose: As provided in said document  
Recording Date: October 16, 2014  
Recording No: under Clerk's File No. 2014-105715, Real Property Records, Denton County, Texas

**NOTES ADDRESSING SCHEDULE "B" EXCEPTIONS "TRACT 2" GF. NO. 4712019789**

- 10d. Easement(s) and rights incidental thereto, as granted in a document. Due to the vague description the surveyor is unable to determine its exact location.  
Granted to: Texas Power & Light Company  
Purpose: As provided in said document  
Recording Date: March 10, 1925  
Recording No: Volume 198, Page 171, Real Property Records, Denton County, Texas
- 10e. Easement(s) and rights incidental thereto, as granted in a document. Does affects the subject property blanket in nature.  
Granted to: Lone Star Gas Company, a corporation  
Purpose: As provided in said document  
Recording Date: June 12, 1926  
Recording No: Volume 205, Page 448, Real Property Records, Denton County, Texas
- 10f. Easement(s) and rights incidental thereto, as granted in a document. Due to the vague description the surveyor is unable to determine its exact location.  
Granted to: Denton County  
Purpose: As provided in said document  
Recording Date: May 12, 1927  
Recording No: Volume 213, Page 282, Real Property Records, Denton County, Texas
- 10g. Easement(s) and rights incidental thereto, as granted in a document. Due to the vague description the surveyor is unable to determine its exact location.  
Granted to: Texas Power & Light Company  
Purpose: As provided in said document  
Recording Date: March 4, 1941  
Recording No: Volume 291, Page 11, Real Property Records, Denton County, Texas
- 10h. Easement(s) and rights incidental thereto, as granted in a document. Due to the vague description the surveyor is unable to determine its exact location.  
Granted to: Texas Power & Light Company  
Purpose: As provided in said document  
Recording Date: June 15, 1948  
Recording No: Volume 342, Page 3, Real Property Records, Denton County, Texas
- 10i. Easement(s) and rights incidental thereto, as granted in a document. Due to the vague description the surveyor is unable to determine its exact location.  
Granted to: Texas Power & Light Company  
Purpose: As provided in said document  
Recording Date: November 17, 1969  
Recording No: Volume 594, Page 445, Real Property Records, Denton County, Texas
- 10m. Easement(s) and rights incidental thereto, as granted in a document. Does affects the subject property as shown hereon.

ALTA/NSPS LAND TITLE SURVEY  
**LOT 1, BLOCK A**  
**DENTON 18 ON 380 AND**  
**A 16.560 ACRES TRACT**  
LOCATED IN PART OF THE CITY OF DENTON, TEXAS  
AND BEING OUT OF THE  
MOREAU FORREST SURVEY, ABSTRACT NO. 417,  
DENTON COUNTY, TEXAS

**Pacheco Koch** 7557 RAMBLER ROAD SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY LAH	CHECKED BY LMG	SCALE 1"=60'	DATE 12/03/2021	JOB NUMBER 3054-21.595
-----------------	-------------------	-----------------	--------------------	---------------------------

GF. NO. 4712020509  
GF. NO. 4712019789

ALTA/NSPS LAND TITLE SURVEY - LOT 1, BLOCK A, DENTON 18 ON 380 AND A 16.560 ACRES TRACT

LHERNANDEZ 7:29:29 PM  
M:\DWG-CAD\3054-21.595\DWG\SURVEY\_C3D\_2018\3054-21.595\AS.DWG