



LEGAL DESCRIPTION

BEING a tract of land situated in the Perry Malone Survey, Abstract No. 836, Town of Flower Mound, Denton County, Texas and being all of a called 6.177 acre tract conveyed to Bridlewood Assets, LLC as recorded in County Clerks No. 2016-141304, of the Land Records of Denton County, Texas and being all of Lot 1, Block 1, Flower Mound Baptist Church Addition, an addition to the Town of Flower Mound, Denton County, Texas according to the plat thereof recorded in Cabinet F, Page 356 of the Plat Records of Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a capped 1/2" iron rod stamped "4613" set for corner at the northwest corner of said Lot 1, said iron rod being in the south Right Of Way line of F.M. No. 1171;

THENCE N 88°52'29" following the south Right Of Way line of F.M. No. 1171 a distance of 402.71' to a 1/2" iron rod found for corner of the northwest corner of Lot 1A, Block A of North Texas Chinese Church, an addition to the Town of Flower Mound, Denton County, Texas according to the plat thereof recorded in Volume 2012, Page 48 of the Plat Records of Denton County, Texas;

THENCE S 01°17'23" E following the west line of said Lot 1A a distance of 688.26' to a capped 1/2" iron rod stamped "4613" set for corner in the north line of Pecan Park Estates, an addition to the Town of Flower Mound, Denton County, Texas according to the plat thereof recorded in Cabinet I, Page 142 of the Plat Records of Denton County, Texas;

THENCE N 89°57'40" W following the north line of Pecan Park Estates and passing at 233.61' and 1/2" iron rod found for the northwest corner of said Pecan Park Estates, said iron rod also being the north west corner of Flower Mound Woods, an addition to the Town of Flower Mound, Denton County, Texas according to the plat thereof recorded in Volume 2009, Page 228 of the Plat Records of Denton County, Texas and continuing in all a distance of 405.83' to a 1/2" iron rod found for corner;

THENCE N 01°01'40" W a distance of 660.02' to the POINT OF BEGINNING and containing 268,463 Square Feet or 6.163 Acres of land.

SURVEY CERTIFICATION

This survey is made for the benefit of: Yeager Properties, Inc. and Reunion Title, First American Title Guaranty Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1, 3, 4, 5, 8, 11 (as to utilities, surface matters only), 17, and 19 of Table A thereof. The fieldwork was completed on December 15, 2016.

Date of Plat or Map: December 19, 2016.

David J. Surdukan
 DAVID J. SURDUKAN
 R.P.L.S. NO. 4613



NOTES:

- The original copy will have original signatures, stamp seal and an impression hereof.
- Copyright 2016, Surdukan Surveying, Inc.
- This survey is being provided solely for the use of the current parties.
- This survey is subject to all easements of record.
- The bases of bearings, horizontal and vertical position are derived from Texas MGR Network, Texas State Plane Coordinates System, NAD83, North Central Zone, Nor 83 (GCS08) Epoch 2002.0, vertical position are referenced to NAVD83 using (GEOID03).

EASEMENT NOTES:

The easement to Denton County Electric Cooperative, Inc. as recorded in Volume 402, Page 178, does not cross this tract.

The easement to Denton County Electric Cooperative, Inc. as recorded in Volume 402, Page 239, does not cross this tract.

FLOOD NOTE:

Said described property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 48121C0540G, with a date of identification of April 18, 2011, for Community Number 480134, in Denton County, State of Texas, which is the current Flood Insurance Rate Map for the community in which the Premises is situated.

ALTA/ACSM LAND TITLE SURVEY
6.163 ACRES
PERRY MALONE SURVEY
ABSTRACT NO. 836
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS
G.F. No. 2018-209431-RU
SURDUKAN SURVEYING, INC.
 P.O. BOX 126
 ARLING, TEXAS 75016
 (817) 524-8200
 FRM No. 10069500