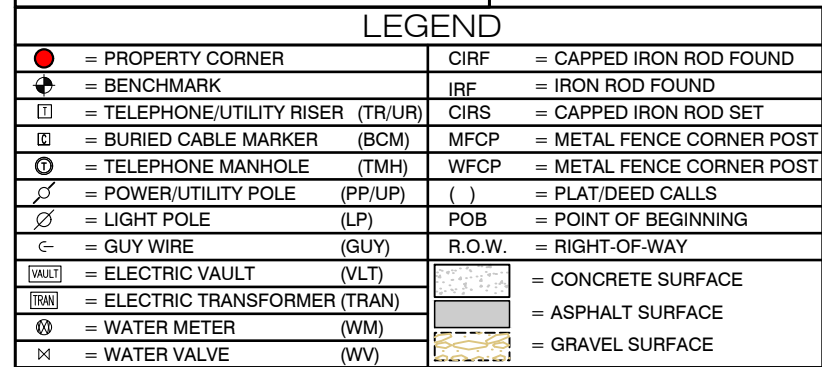


1. BEARING BASIS DERIVED FROM GPS OBSERVATIONS MADE ON THE GROUND. TEXAS NORTH CENTRAL NAD 83.
2. [VOL. 356-PG. 437*] DOES NOT AFFECT THE SUBJECT TRACT.
3. [*VOL. 386-PG. 337] IS A BLANKET TYPE EASEMENT AND DOES AFFECT THE SUBJECT TRACT, AND ALSO AFFECTS BY RIGHTS OF INGRESS EGRESS.
4. [VOL. 401-PG. 240*] DOES NOT AFFECT THE SUBJECT TRACT.
5. [VOL. 402-PG. 629] IS A BLANKET TYPE EASEMENT AND DOES AFFECT THE SUBJECT TRACT, AND ALSO AFFECTS BY RIGHTS OF INGRESS EGRESS.
6. [*VOL. 454-PG. 64*] DOES NOT AFFECT THE SUBJECT TRACT
7. [DOC. NO. 2007-46578*] AFFECTS THE SUBJECT TRACT CENTERED ON THE LINES AS INSTALLED.

FIELD NOTES TO ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE JOHN YOACHUM SURVEY, ABSTRACT # 1443, DENTON COUNTY, TEXAS AND BEING A PART OF A CALLED 95.492 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 IN THE DEED TO WILLIAM EDWARD HARBERSON AS RECORDED IN DOCUMENT NUMBER 2019-63508 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE SOUTH 89 DEGREES 38 MINUTES 15 SECONDS EAST A DISTANCE OF 706.17 FEET TO THE POINT OF BEGINNING AND ENCLOSING 21.50 ACRES OF LAND MORE OR LESS.



LINE	BEARING	DISTANCE
L1	S 00°56'40" W	435.57'
L2	S 01°55'12" E	200.08'
L3	S 00°56'41" W	276.28'
L4	S 01°25'20" E	404.51'
L5	S 89°43'47" W	722.48'
L6	N 00°29'23" E	1324.04'
L7	S 89°38'15" E	706.17'

THIS SURVEY HAS BEEN PREPARED IN CONNECTION WITH GF #CTD73-8051732400036-JF 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 12/18/2024 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.

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



111 N. DIXON ST.
GAINESVILLE, TX 76240
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FAX. 940-665-9106
TBPLS FIRM NO. 10048000

DRAWN BY: JET III	DATE: 02/01/2024	JOB NO. 190049-3-2	SCALE: 1" = 200'	PAGE: 1 OF 1
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