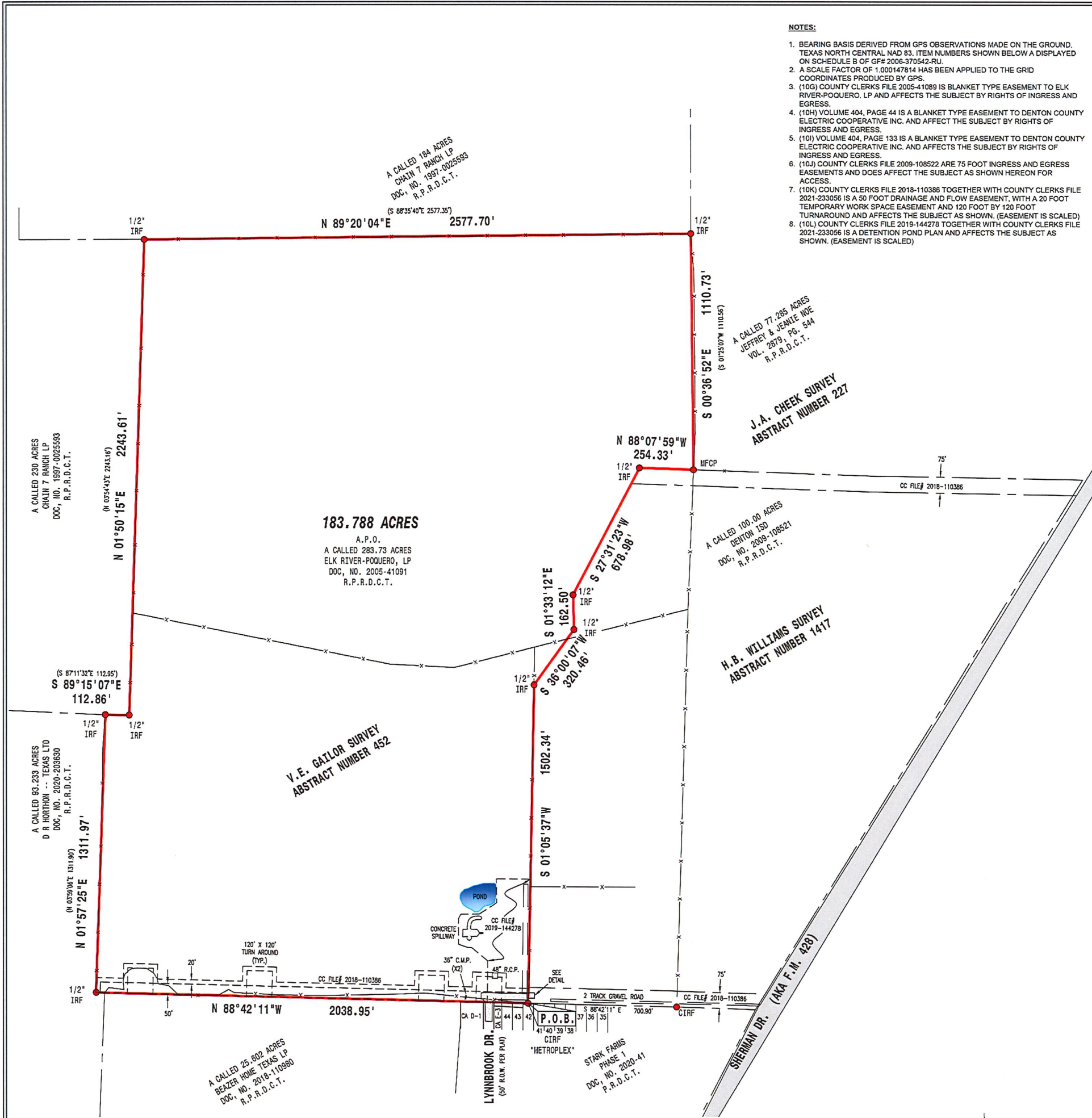


NOTES:

1. BEARING BASIS DERIVED FROM GPS OBSERVATIONS MADE ON THE GROUND, TEXAS NORTH CENTRAL NAD 83. ITEM NUMBERS SHOWN BELOW A DISPLAYED ON SCHEDULE B OF G# 2006-370542-RU.
2. A SCALE FACTOR OF 1.000147814 HAS BEEN APPLIED TO THE GRID COORDINATES PRODUCED BY GPS.
3. (10G) COUNTY CLERKS FILE 2005-41089 IS BLANKET TYPE EASEMENT TO ELK RIVER-POQUERO, LP AND AFFECTS THE SUBJECT BY RIGHTS OF INGRESS AND EGRESS.
4. (10H) VOLUME 404, PAGE 44 IS A BLANKET TYPE EASEMENT TO DENTON COUNTY ELECTRIC COOPERATIVE INC. AND AFFECTS THE SUBJECT BY RIGHTS OF INGRESS AND EGRESS.
5. (10I) VOLUME 404, PAGE 133 IS A BLANKET TYPE EASEMENT TO DENTON COUNTY ELECTRIC COOPERATIVE INC. AND AFFECTS THE SUBJECT BY RIGHTS OF INGRESS AND EGRESS.
6. (10J) COUNTY CLERKS FILE 2009-108522 ARE 75 FOOT INGRESS AND EGRESS EASEMENTS AND DOES AFFECT THE SUBJECT AS SHOWN HEREON FOR ACCESS.
7. (10K) COUNTY CLERKS FILE 2018-110386 TOGETHER WITH COUNTY CLERKS FILE 2021-233056 IS A 50 FOOT DRAINAGE AND FLOW EASEMENT, WITH A 20 FOOT TEMPORARY WORK SPACE EASEMENT AND 120 FOOT BY 120 FOOT TURNAROUND AND AFFECTS THE SUBJECT AS SHOWN. (EASEMENT IS SCALED)
8. (10L) COUNTY CLERKS FILE 2019-144278 TOGETHER WITH COUNTY CLERKS FILE 2021-233056 IS A DETENTION POND PLAN AND AFFECTS THE SUBJECT AS SHOWN. (EASEMENT IS SCALED)



CERTIFY TO: SIGNIFICVENTURES, LLC; ELK RIVER-POQUERO, LP; FIRST AMERICAN TITLE GUARANTY COMPANY; L REUNION TITLE COMPANY;

CERTIFICATION:
THIS SURVEY HAS BEEN PREPARED IN CONNECTION WITH G# 2006-370542-RU AND I HEREBY CERTIFY THAT ON THE 14TH DAY OF MARCH, 2022, THIS SURVEY WAS MADE ON 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 BUILDING AND IMPROVEMENTS THEREON, IF ANY, SHOWN HEREON, AND CORRECTLY SHOWS THE LOCATION OF ALL VISIBLE EASEMENTS AND RIGHTS-OF-WAY AND OF ALL RIGHTS-OF-WAY, EASEMENTS OF RECORD BASED ON G# 2006-370542-RU, OR OF WHICH I HAVE KNOWLEDGE OR HAVE BEEN ADVISED, WHETHER OR NOT OF RECORD, AFFECTING THE SUBJECT 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 AN IMPROVEMENTS ON THE SUBJECT PROPERTY, AND THERE ARE NO CONFLICTS OR DISCREPANCIES.

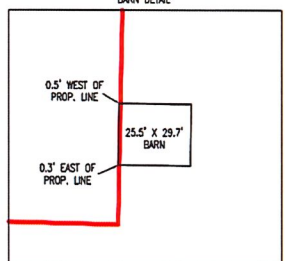
INGRESS TO AND EGRESS TO & FROM THE SUBJECT PROPERTY IS PROVIDED BY LYNNBROOK DRIVE, SAME BEING PAVED AND CONVEYED TO THE CITY OF DENTON AND MAINTAINED BY THE CITY OF DENTON AND TWO 75 FOOT INGRESS AND EGRESS EASEMENTS AS RECORDED IN DOCUMENT NUMBER 2009-108522 REAL PROPERTY RECORDS DENTON COUNTY, TEXAS.

ALL REQUIRED BUILDING SET BACK LINES, IF ANY, ON THE SUBJECT PROPERTY ARE LOCATED AND SHOWN ON THIS SURVEY.

THIS SURVEY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION 2 SURVEY.

J.E. Thompson

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




LINETYPE LEGEND

PROPERTY LINE	---
BASEMENT LINES	---
DEED LOT LINES	---
ADJOINER LINES	---
OVERHEAD UTILITY	---
ASP-HALT ROAD	---
GRAVEL ROAD	---
FENCE LINES	---
SURVEY LINES	---

LEGEND


●	PROPERTY CORNER	CIRP	CAPPED IRON ROD FOUND
+	BENCHMARK	IRF	IRON ROD FOUND
□	TELEPHONE/UTILITY RISER (TR/UR)	CIRS	CAPPED IRON ROD SET
⊖	BURIED CABLE MARKER (BCM)	MFCP	METAL FENCE CORNER POST
⊕	TELEPHONE MANHOLE (TMH)	WFCCP	WOOD FENCE CORNER POST
⚡	POWER/UTILITY POLE (PP/UP)	()	PLAT/DEED CALLS
⚡	LIGHT POLE (LP)	POB	POINT OF BEGINNING
⊖	GUY WIRE (GUW)	R.O.W.	RIGHT-OF-WAY
⊖	ELECTRIC VAULT (EVT)	---	CONCRETE SURFACE
⊖	ELECTRIC TRANSFORMER (TRAN)	---	ASPHALT SURFACE
⊖	WATER METER (WM)	---	GRAVEL SURFACE
⊖	WATER VALVE (WV)	---	

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.



0' 300' 600'

LAND TITLE SURVEY
183.788 ACRES
IN THE V.E. GAILOR SURVEY,
ABSTRACT NO. 452
DENTON COUNTY, TEXAS



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

DRAWN BY:	DATE:	JOB NO.	SCALE:	PAGE:
I.E.P.	10/10/2022	22228	1" = 300'	1 OF 2