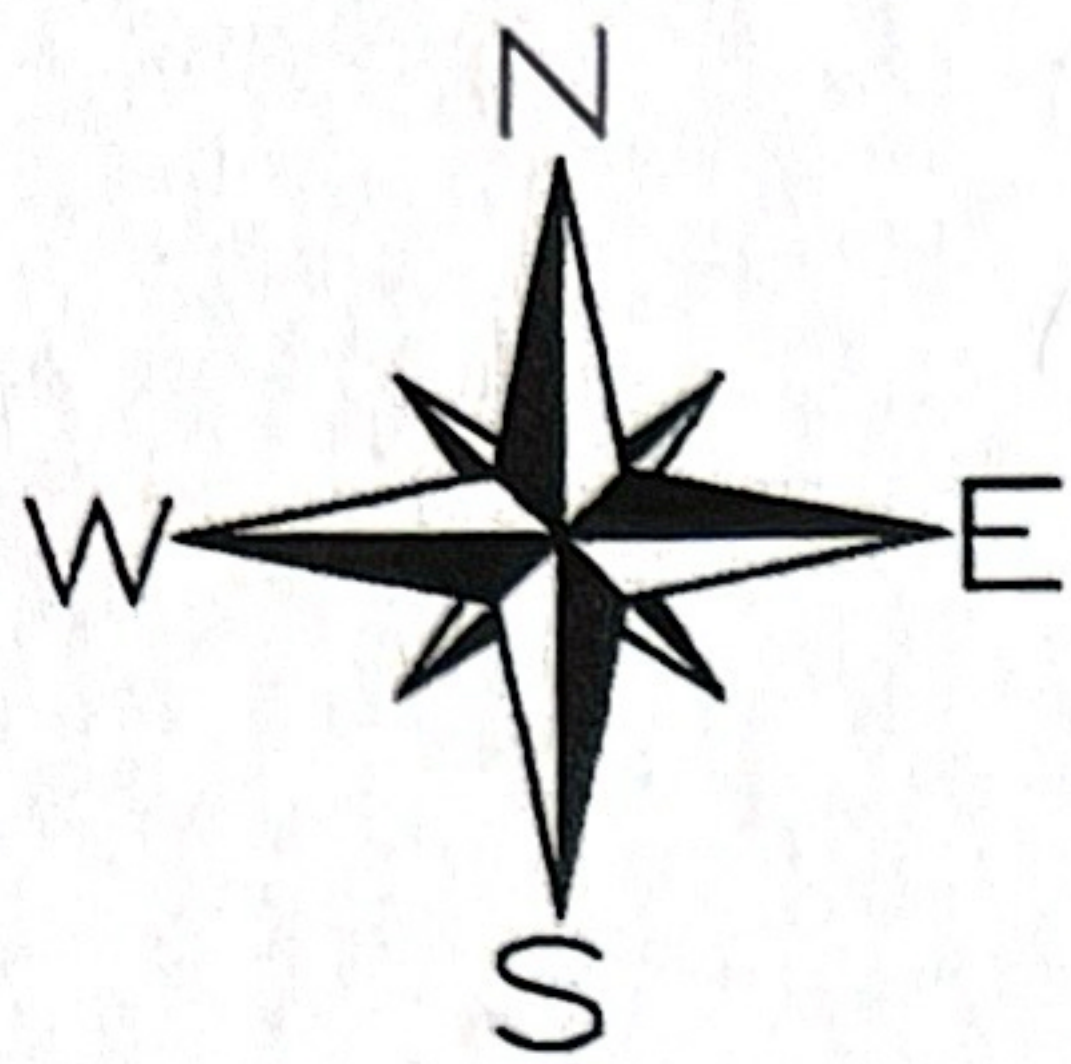


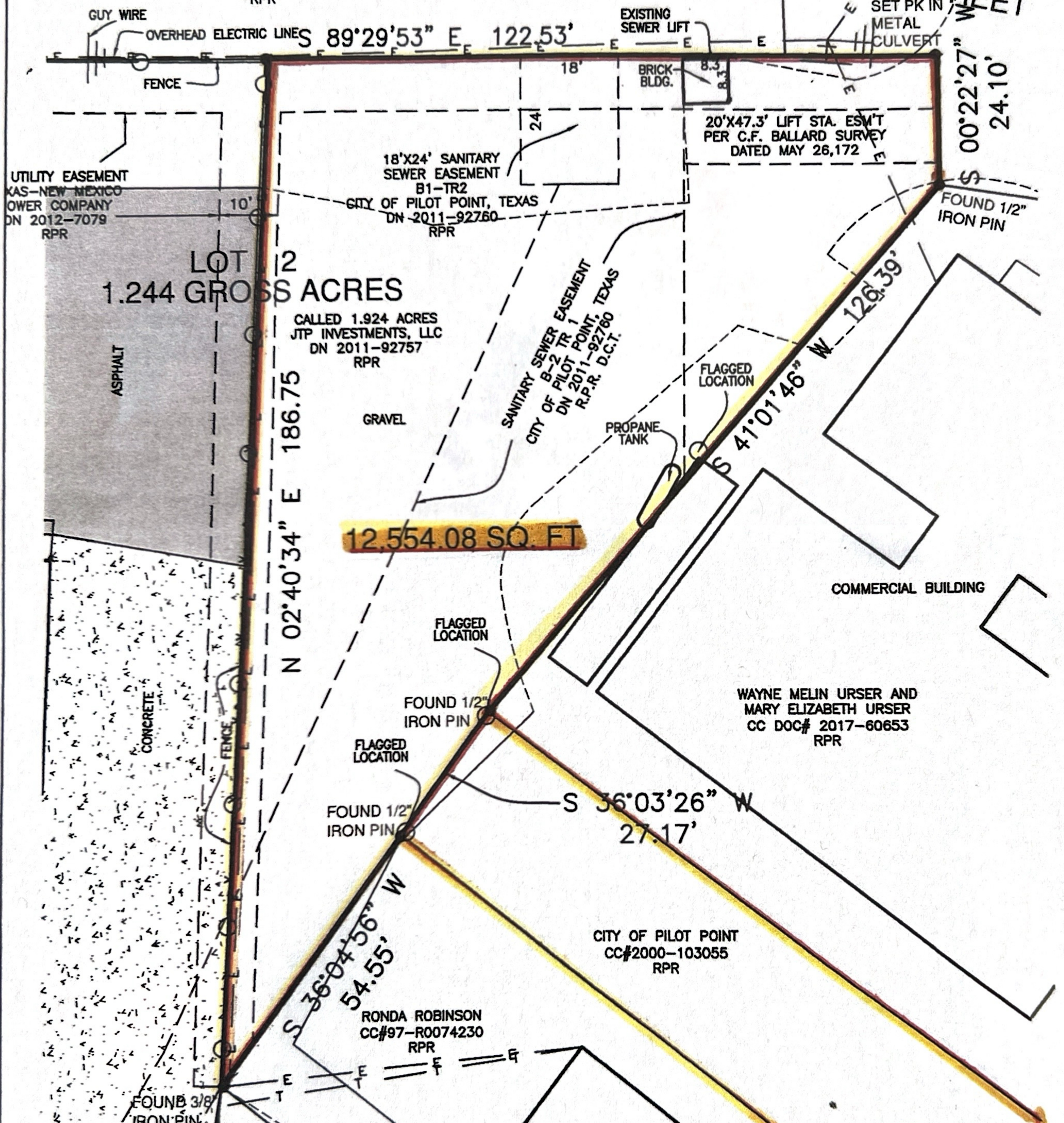
EXHIBIT

1216 S US 377
 BEING LOT 2, BLOCK 1 PHILLIPS-POINT ADDITION,
 CITY OF PILOT POINT, DENTON COUNTY, TEXAS



JEFFREY A. GUTKNECHT, ET UX
 DN 2005-52941
 RPR

JEFFERSON STREET



NOTES:

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE OTHER SETBACKS OR EASEMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN HEREON.

**AD SURVEY B) ATTORNEY FILE*

PRELIMINARY FOR REVIEW ONLY
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT



FIRM NO. 10023300



DWN. RLG	SCALE 1"=20"
CKD. BGS	DATE 03/19/2020
REV.	JOB NO. 38047

34986
08/16/06

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE C. SMITH SURVEY ABSTRACT 1139 CITY OF PILOT POINT DENTON COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.632 ACRE TRACT OF LAND DESCRIBED IN A DEED TO EDWIN ERVIN EVANS AND WIFE NANCY LOUISE EVANS RECORDED IN VOLUME 1062 PAGE 211 DEED RECORDS DENTON COUNTY, TEXAS AND ALL OF A CALLED 0.069 ACRES TRACT OF LAND DESCRIBED IN A DEED TO NANCY EVANS RECORDED UNDER COUNTY CLERK'S FILE NUMBER 07-0043304 REAL PROPERTY RECORDS DENTON COUNTY, TEXAS.

BEGINNING AT A SET 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 1849" AT THE NORTHERN MOST CORNER OF SAID 0.632 ACRE EVANS TRACT AND THE NORTHWEST CORNER OF SAID 0.069 ACRE EVANS TRACT AND THE EASTERNMOST SOUTHEAST CORNER OF A TRACT DESCRIBED IN A DEED TO CLIFTON & MADEINE IRICK RECORDED UNDER COUNTY CLERK'S FILE NUMBER 00-123372 REAL PROPERTY RECORDS DENTON COUNTY, TEXAS.

THENCE SOUTH 79 DEGREES 16 MINUTES 13 SECONDS EAST WITH THE NORTH LINE OF SAID 0.069 ACRE EVANS TRACT, A DISTANCE OF 180.39 FEET TO A SET 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 1849" AT THE NORTHEAST CORNER OF SAID 0.632 ACRE EVANS TRACT AND THE EASTERNMOST CORNER OF SAID 0.069 ACRE EVANS TRACT.

THENCE SOUTH 02 DEGREES 11 MINUTES 15 SECONDS WEST WITH THE EAST LINE OF SAID 0.632 ACRE EVANS TRACT, A DISTANCE OF 37.50 FEET TO A SET PK NAIL AT THE BEGINNING OF A CURVE TO THE LEFT ON EAST LINE OF SAID 0.632 ACRE EVANS TRACT AND THE WEST RIGHT-OF-WAY LINE OF HIGHWAY 377.

THENCE CONTINUING WITH THE EAST LINE OF SAID 0.632 ACRE EVANS TRACT AND THE WEST RIGHT-OF-WAY LINE OF 377, ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01 DEGREES 30 MINUTES 45 SECONDS, A RADIUS OF 5789.65 FEET, AN ARC LENGTH OF 152.83 FEET, AND A CHORD WHICH BEARS SOUTH 39 DEGREES 06 MINUTES 50 SECONDS WEST, A DISTANCE OF 152.83 FEET TO A SET 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 1849" AT THE SOUTHEAST CORNER OF SAID 0.632 ACRE EVANS TRACT AND THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO THE CITY OF PILOT POINT RECORDED UNDER COUNTY CLERK'S FILE NUMBER 94-0012026, REAL PROPERTY RECORDS DENTON COUNTY, TEXAS.

THENCE NORTH 74 DEGREES 12 MINUTES 04 SECONDS WEST WITH THE SOUTHWESTERLY LINE OF SAID 0.632 ACRE EVANS TRACT AND THE NORTHEASTERLY LINE OF SAID CITY OF PILOT POINT TRACT, A DISTANCE OF 87.11 FEET TO A FOUND 60D NAIL AT AN ANGLE POINT IN THE SOUTHWESTERLY LINE OF SAID 0.632 ACRE EVANS TRACT AND THE NORTHEASTERLY LINE OF SAID CITY OF PILOT POINT TRACT.

THENCE NORTH 52 DEGREES 03 MINUTES 00 SECONDS WEST CONTINUING WITH THE SOUTHWESTERLY LINE OF SAID 0.632 ACRE EVANS TRACT AND THE NORTHEASTERLY LINE OF SAID CITY OF PILOT POINT TRACT, A DISTANCE OF 126.33 FEET TO A SET 1/2 INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "METROPLEX 1849" AT THE WESTERN MOST CORNER OF SAID 0.632 ACRE EVANS TRACT AND THE NORTHERN MOST CORNER OF SAID CITY OF PILOT POINT TRACT ON THE EAST LINE OF SAID IRICK TRACT.

THENCE NORTH 42 DEGREES 00 MINUTES 12 SECONDS EAST WITH THE NORTHWESTERLY LINE OF SAID 0.632 ACRE EVANS TRACT AND THE EAST LINE OF SAID IRICK TRACT, A DISTANCE OF 126.33 FEET TO THE POINT-OF-BEGINNING AND CONTAINING IN ALL 0.632 ACRES.

NOTES

EASEMENTS SHOWN HEREON ARE AS LISTED IN FIRST AMERICAN TITLE COMPANY'S TITLE COMMITMENT GP No. 869438-FW21 EFFECTIVE DATE JULY 10, 2006.

NONE LISTED

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE OF A DESIGNATED 100 YEAR OR 500 YEAR FLOODPLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48121C0115 E, DATED APRIL 2, 1997. NO SURVEYING WAS PERFORMED TO DETERMINE THIS FLOOD ZONE.

SURVEYOR'S CERTIFICATE

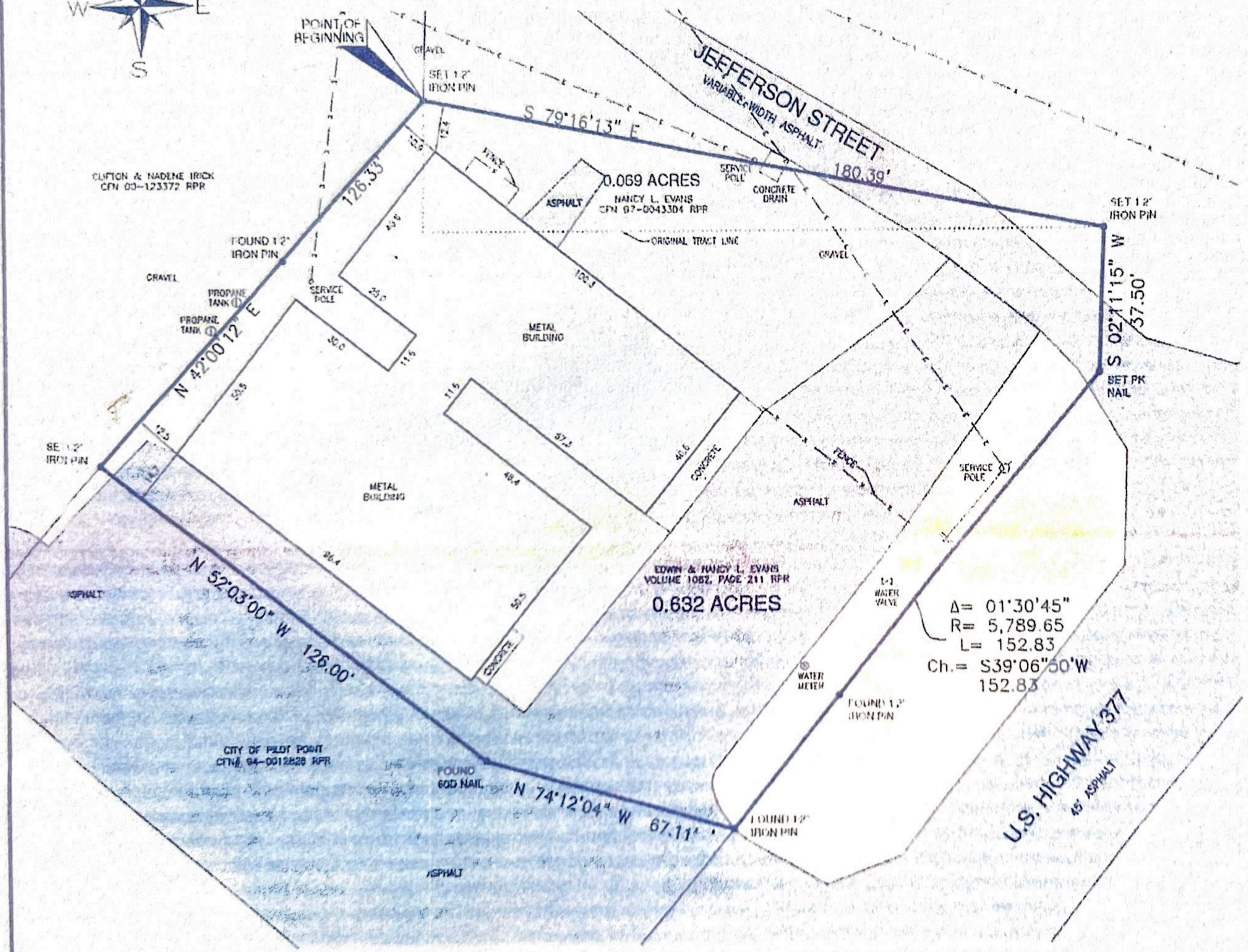
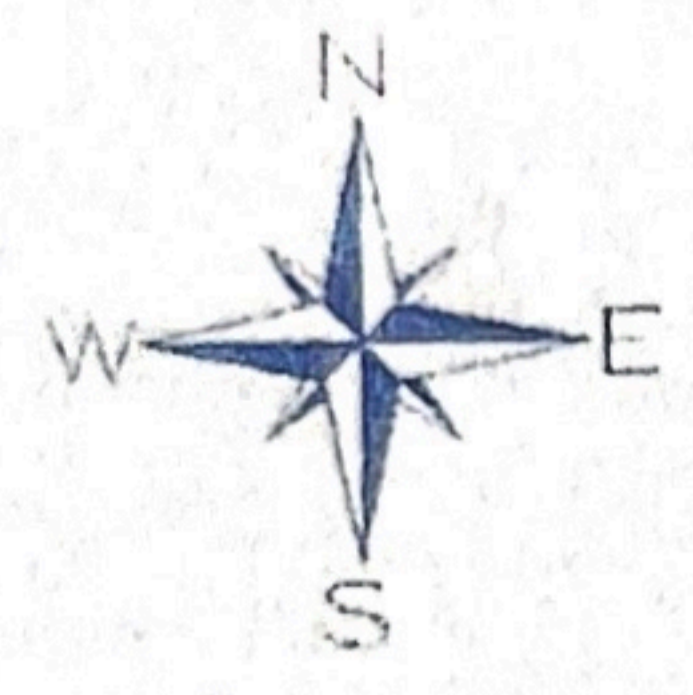
I, BRAD G. SHELTON DO HEREBY CERTIFY THAT A SURVEY WAS MADE ON THE GROUND THIS 16th DAY OF AUGUST, 2006 OF THE PROPERTY DESCRIBED HEREON AND THERE ARE NO (VISIBLE) ENCROACHMENTS, PROTRUSIONS OR OVERLAPPING OF IMPROVEMENTS, EXCEPT AS SHOWN HEREON.

Brad G. Shelton

BRAD G. SHELTON
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5452



GP No. 869438-FW21



$$\Delta = 01^{\circ}30'45''$$

$$R = 5,789.65$$

$$L = 152.83$$

$$Ch. = S39^{\circ}06'50''W$$

$$152.83$$

DATE	REVISIONS	BY:	DWN. MRK	SCALE 1" = 20'	Metroplex Surveying, Inc. 940-387-0506 224 W. HICKORY DENTON, TEXAS 76201 info@metroplexsurveying.com	BOUNDARY SURVEY OF 0.700 ACRES IN THE C. SMITH SURVEY ABSTRACT No. 1139 CITY OF PILOT POINT, DENTON COUNTY, TEXAS	SHEET	1
			CKD. BGS	DATE 08/16/06			OF	
						JOB No.	34986	

NOTES

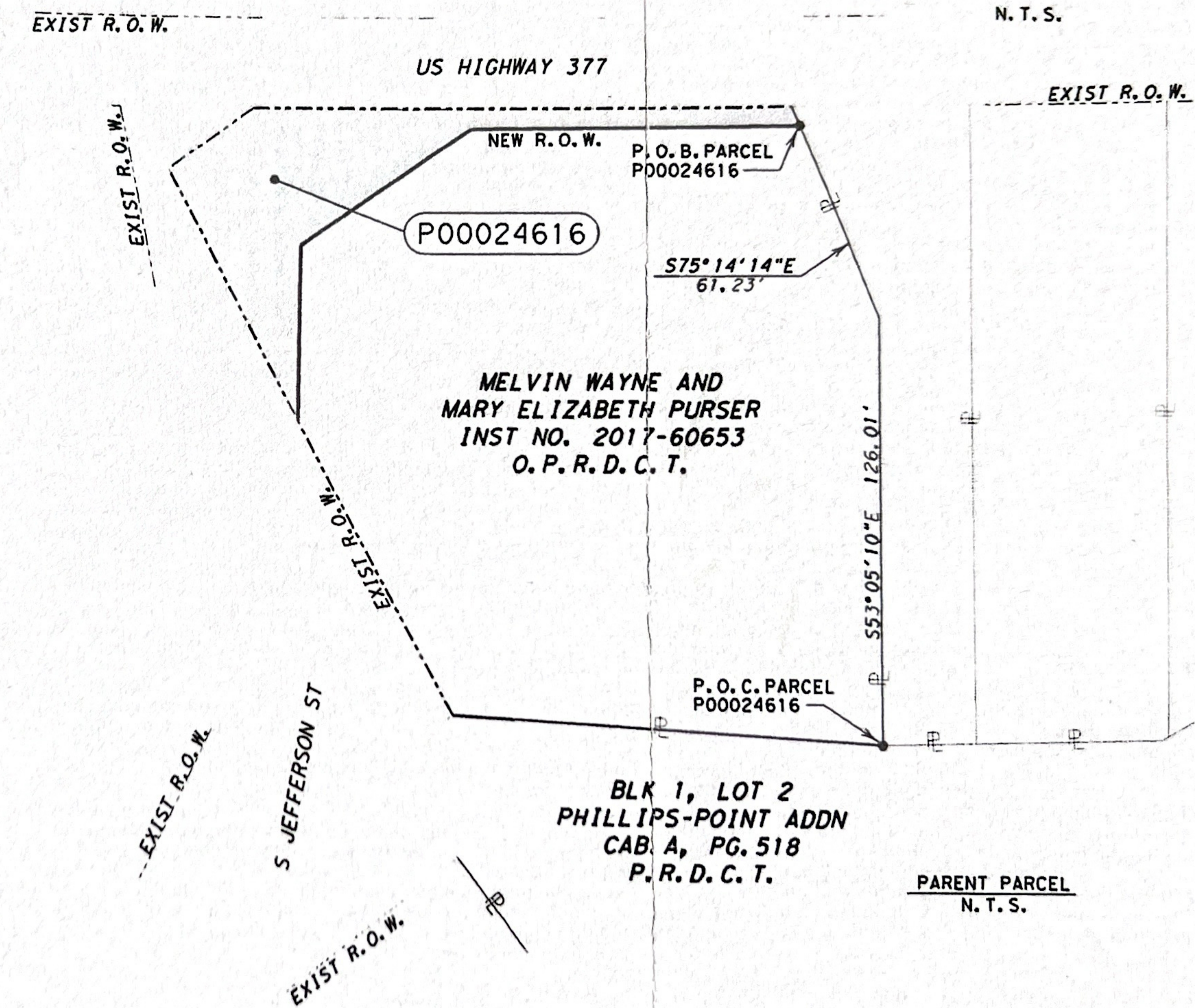
**EXHIBIT "A"
PAGE 4 OF 5**

- A DESCRIPTION OF EVEN SURVEY DATE HERewith ACCOMPANIES THIS PLAT.
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT AND WERE DERIVED FROM THE TXDOT REAL TIME NETWORK UTILIZING VIRTUAL REFERENCE STATION METHODOLOGIES.
- ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID VALUES BY MULTIPLYING THE SURFACE VALUES BY A COMBINED SCALE FACTOR OF 0.999849392686, OR BY DIVIDING THOSE SURFACE VALUES BY A SURFACE ADJUSTMENT FACTOR OF 1.00015063.
- THE STATION AND OFF INFORMATION HEREIN REFERS TO THE BASELINE AS SHOWN BY TXDOT PROJECT SCHEMATIC RECEIVED 09-24-2020, PROJECT CONTROL SECTION JOB NO. 0081-06-040.
- PROJECT CONTROL ESTABLISHED BY OTHERS AND PROVIDED BY TXDOT.
- ABSTRACTING DATES: OCT 2020 TO FEB 2021
- FIELD SURVEYS COMPLETE: OCT 2020 TO JUNE 2021

LEGEND

- EXISTING RIGHT OF WAY LINE -----
- NEW RIGHT OF WAY LINE =====
- EASEMENT LINE - - - - -
- TXDOT ACQUISITION LINE - - - - -
- PROPERTY LINE _____ P
- APPROXIMATE SURVEY LINE _____ S
- APPROXIMATE CITY LIMITS - - - - -
- PLAT BOUNDARY LINE _____ P
- (CM) = CONTROLLING MONUMENT
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- R.O.W. = RIGHT OF WAY
- D.R.D.C.T. = DEED RECORDS, ELLIS COUNTY, TEXAS
- P.R.E.C.T. = PLAT RECORDS, ELLIS COUNTY, TEXAS
- O.P.R.D.C.T = OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS

- = 5/8 INCH IRON ROD WITH A PINK CAP STAMPED "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" FOR RIGHT-OF-WAY (UNLESS OTHERWISE INDICATED)
- ⊠ = 5/8 INCH IRON ROD WITH A PINK CAP STAMPED "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" FOR EASEMENT (UNLESS OTHERWISE INDICATED)
- = EXISTING MONUMENT FOUND
- * * = THE MONUMENT DESCRIBED IN THIS CALL, IF DESTROYED OR DAMAGED DURING CONSTRUCTION MAY BE REPLACED WITH A TXDOT TYPE II RIGHT OF WAY MARKER UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TXDOT.



**PLAT OF A SURVEY
PARCEL P00024616
FOR US HIGHWAY 377
RIGHT OF WAY CSJ: 0081-06-043
A 3,648 SQ FT, (0.084 AC)
TRACT OF LAND IN THE
CHARLES SMITH SURVEY
ABSTRACT NUMBER 1139
DENTON COUNTY, TEXAS**

AREA TABLE (ACRES)			
EXISTING	ACQUISITION	REMAINDER (CALCULATED)	
		LEFT	RIGHT
0.697	3648 SQ FT 0.084 ACRE	-	0.613

LAMB-STAR 6/18/2021 10:48:31 AM