

SURVEY



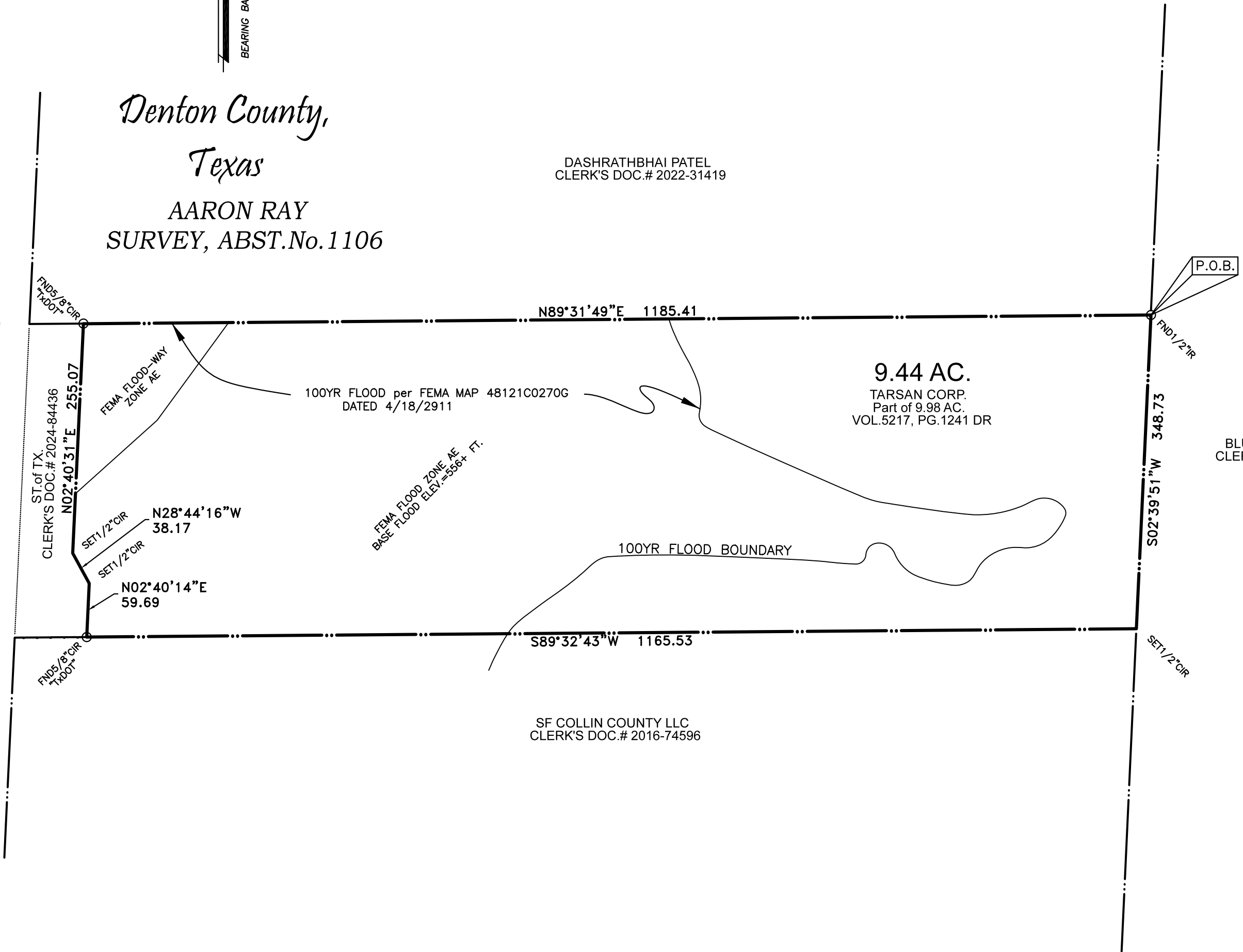
Denton County,  
Texas  
AARON RAY  
SURVEY, ABST.No.1106

DASHRATHBHAI PATEL  
CLERK'S DOC.# 2022-31419

All that certain tract or parcel of land lying and being situated in Denton County, Texas, a part of the AARON RAY SURVEY, ABSTRACT NO. 1106, and being out of and a part of a tract said to contain 9.98 acres as described in a deed to Tarsan Corporation recorded in Volume 5217, page 1241, Denton County Deed Records, said tract or parcel of land is herein described as follows; to wit:

BEGINNING at a one-half inch iron rod found on the west line of a tract conveyed to a Blue Angus Ranch, LP by deed recorded under Clerk's Document No. 2007-107216, Official Public Records of Denton County, at the northeast corner of said 9.98 acre tract and the northeast corner of the premises herein described, said corner being the southeast corner of a tract conveyed to Dashrath Bhai Patel by deed recorded under Clerk's Document No. 2022-31419, Official Public Records of Denton County; THENCE with the west line of said Blue Angus Ranch, LP tract, south 02 degrees 39 minutes 51 seconds west 384.73 feet to a one-half inch iron rod with cap marked "J.E. SMITH 3700" set for the southeast corner hereof; THENCE south 89 degrees 32 minutes 43 seconds west 1165.53 feet to a 5/8 inch iron rod with cap marked "TXDOT" found at the southeast corner of a tract said to contain 0.515 acres as described in a deed to the State of Texas recorded under Clerk's Document No. 2024-84436, Official Public Records of Denton County, said corner being the southwest corner hereof; THENCE with the east line of said 0.515 acre tract the new east right-of-way line of F.M. HWY No. 1385 the following calls:  
1) north 02 degrees 40 minutes 14 seconds east 59.69 feet to an one-half inch capped iron rod set for corner;  
2) north 28 degrees 44 minutes 16 seconds west 38.17 feet to an one-half inch capped iron rod set for corner;  
3) north 02 degrees 40 minutes 31 seconds east 255.07 feet to a 5/8 inch iron rod with cap marked "TXDOT" found on the north line of said 9.98 acre tract for the northeast corner of said 0.515 acre tract and the northwest corner hereof;  
THENCE along the common line between said 9.98 acre tract and the Patel tract, north 89 degrees 31 minutes 49 seconds east a distance of 1185.41 feet to the Place of BEGINNING and containing 9.44 acres of land.

F.M. HWY No. 1385



BLUE ANGUS RANCH LP  
CLERK'S DOC.# 2007-107216

SF COLLIN COUNTY LLC  
CLERK'S DOC.# 2016-74596

**SURVEYOR'S CERTIFICATE**  
I do hereby certify that the survey shown hereon was prepared from an accurate on the ground survey of the subject premises and that the boundary lines, dimensions and area as indicated hereon and delineated in the legal description attached hereto are true and correct to the best of my knowledge and belief.

DATE: JULY 10, 2026



James E. Smith II  
Registered Professional Land Surveyor No. 3700

SURVEY 9.44 ACRE TRACT AARON RAY SUR., A-1106 DENTON COUNTY, TEXAS	
SCALE: 1" = 100'	DATE: 7/10/2026
REVISED:	W.O. 5104-24-26

*J.E. Smith*  
TEXAS LICENSED SURVEYING FIRM  
LIC. No. 101060-00  
800 N. LOCUST STREET, SUITE A  
DENTON, TEXAS 76201  
jim@jesmithsurvey.com

NOTE: FEMA FLOOD ZONE  
DETERMINED BY GRAPHICAL  
METHODS

BEARING BASIS: STATE PLANE COORDINATE SYSTEM, NAD '83, North Central Zone.