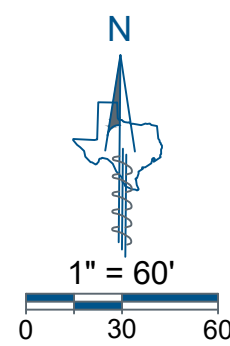


VICINITY MAP  
NOT TO SCALE



LEGAL DESCRIPTION

Being a 1.59 acre tract or parcel of land out of the JOSEPH KNIGHT SURVEY, ABSTRACT NUMBER 692, situated in the City of Flower Mound, Denton County, Texas, and being a portion of a called 5.17 acre tract or parcel of land conveyed to Solinski Enterprises RE, LP, husband and wife, as recorded in Document Number 2014-840, of the Official Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod with orange cap stamped "PACHECO KOCH" found in the South right of way of Spinks Road (variable width right of way), at the Northeast corner of Lot 2R1, Block A, of Lakeside Commerce Center II, as recorded in Document Number 93022, of the Plat Records of Denton County, Texas, same being the Northwest corner of said 5.17 acre tract and of the herein described tract;

**THENCE** S 89°56'21" E, along the South right of way line of said Spinks Road and the North line of said 5.17 acre tract, a distance of 134.43 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the Northeast corner of the herein described tract, from which a 1/2 inch iron rod with orange cap stamped "PACHECO KOCH" found at the Northeast corner of said 5.17 acre tract bears S 89°56'21" E, a distance of 265.55 feet;

**THENCE** in a generally South direction over and across said 5.17 acre tract the following two (2) courses and distances:

1. S 20°00'00" E, a distance of 61.32 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set for an exterior corner of the herein described tract;
2. S 00°03'30" W, a distance of 400.37 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the North line of Lot 1, Block A, of Lakeside Commerce Center, as recorded in Document Number 2003-R0067274, of the Real Property Records of Denton County, Texas, same being a South line of said 5.17 acre tract, and for the Southeast corner of the herein described tract;

**THENCE** S 89°22'03" W, along the North line of said Lot 1 and a South line of said 5.17 acre tract, a distance of 149.44 feet to a 1/2 inch iron rod with orange plastic cap stamped "PACHECO KOCH" found in the East line of said Lot 2R1, at the most Northerly Northwest corner of said Lot 1, the most Westerly Southwest corner of said 5.17 acre tract, and for the Southwest corner of the herein described tract;

**THENCE** N 00°41'31" W, along the East line of said Lot 2R1 and the West line of said 5.17 acre tract, a distance of 459.82 feet to the **POINT OF BEGINNING** and containing an area of 69,350 square feet or 1.59 acres of land.

FLOOD NOTE

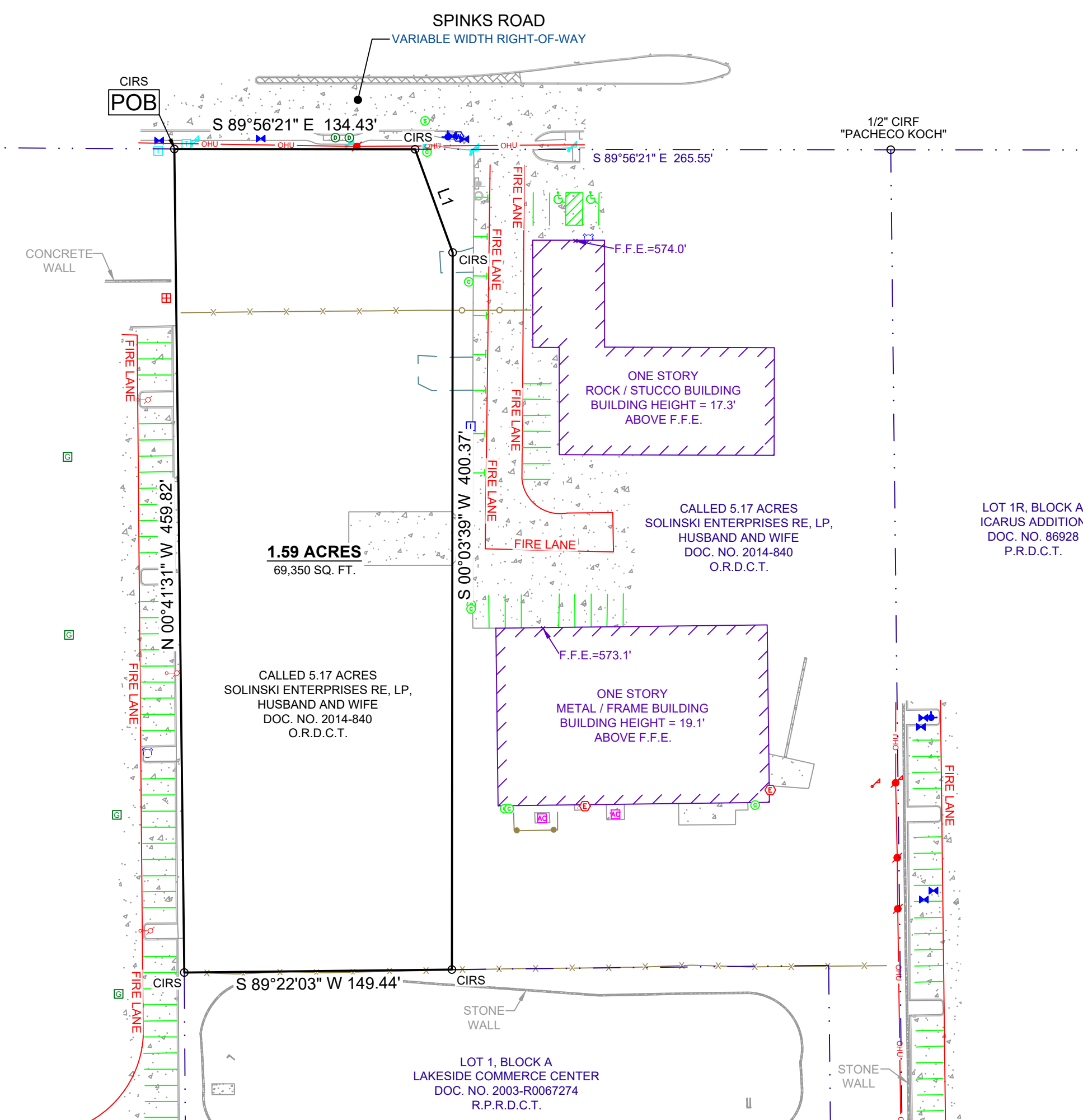
This property is located in **Non-shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 480777 as shown on Map Number 48121C0685G. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, please contact 1-(877) FEMA MAP.

GENERAL NOTES

1. This survey was performed without the benefit of an Abstract of Title or Title Commitment. Research of record documents done by Eagle Surveying was performed for the purpose of determining the boundary of this property and adjoining parcels. Additional record documents may exist and encumber this property.
2. This survey is being provided by Eagle Surveying, LLC solely for the use of the parties to whom the survey is certified and no license has been created, express or implied to copy the survey except as necessary in conjunction with this transaction.
3. Underground utility locations, if shown on this survey, are approximate and are based on above-ground evidence and utility markings. The surveyor makes no representation that underground utility locations are in the exact location indicated, but does certify that they are located as accurately as is reasonably practicable from the information provided and observed in the field.
4. There was no visible evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
5. No parking spaces were observed in the process of conducting the fieldwork.
6. Eagle Surveying, LLC has not been provided any documentation regarding proposed changes in street right of way lines, furthermore there was no visible evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
7. There are no visible encroachments or overlapping of improvements except as shown hereon.
8. There were no buildings observed on the subject property in the process of conducting the fieldwork.
9. No substantial features were observed in the process of conducting the fieldwork except as shown hereon.
10. Eagle Surveying, LLC has not been provided a zoning report or letter at the time this survey was prepared.
11. The bearings shown on this survey are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).
12. Elevations shown on this survey are based on GPS observations utilizing the AllTerra RTK Network. North American Vertical Datum of 1988 (Geoid 12A).
13. There was no visible evidence the site has been used as a cemetery in the process of conducting the fieldwork.
14. There were no water features observed in the process of conducting the fieldwork.

ALTERATIONS AND ERRORS

This survey is the work product of the signing surveyor and may not be altered or modified in any manner, except by the signing surveyor. Any alteration or modification performed to this survey by any party except for the signing surveyor will be prosecuted to the fullest extent of the law. The surveyor will not be responsible to the client for any typos or errors for which a correction is not requested by the client within thirty days following the issuance of this survey.



JOSEPH KNIGHT SURVEY,  
ABSTRACT NO. 692

LINE	BEARING	DISTANCE
L1	S 20°00'00" E	61.32

SURVEYORS CERTIFICATION

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a) & (b), 7(a), 8, 9, 16, 17 & 18 of Table A thereof. The fieldwork was completed on November 21st, 2023.

This map or plat was prepared on

**PRELIMINARY**

this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Gilbert Ybarra  
R.P.L.S. # 6971

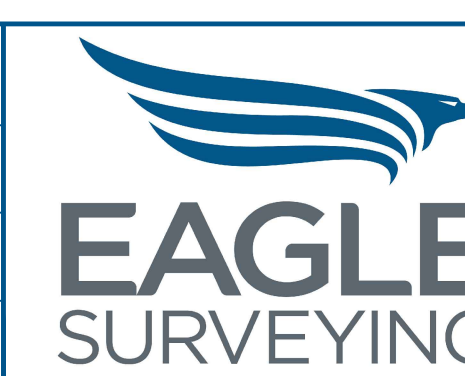
ALTA / NSPS  
LAND TITLE SURVEY

Being 1.59 Acres of land  
out of the Joseph Knight Survey, Abstract Number 692  
in the City of Flower Mound, Denton County, Texas

LEGEND

Sanitary Manhole	Building	Electric Meter	Water Meter	Utility Clear Mark	DOC. NO. Document Number
Sanitary Clean Out	Cover	Electric Transformer	Water Valve	Bolted	Full Records, Denton County, Texas
ADA Parking Space	Concrete	Guy Wire	Regulation Control Valve	Sign	Partial Records, Denton County, Texas
Telecommunications Vault	Brick	Power Pole	Fire Hydrant	Wire Fence	Denton County, Texas
Telecommunications Utility Mark	Stone	Light Pole	Fire Department Connection	Overhead Utilities	Denton County, Texas
Grate Inlet	Ramp	Electric Utility Mark	Air Conditioning Unit	Edge of Gravel	Boundary Monumentation
Storm Drain Manhole	No Parking	CRIF Clipped Iron Rod Found	F.F.E. Finished Floor Elevation	CRS	1/2" Clipped Iron Rod Set Stamped "Eagle Surveying"
				Storm Drain Line	

JOB NUMBER	2311.035-02
DATE	12/05/2023
REVISION	-
DRAWN BY	HSB



Eagle Surveying, LLC  
222 South Elm Street  
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Denton, TX 76201  
940.222.3009  
www.eaglesurveying.com  
TX Firm # 10194177

PROPERTY ADDRESS  
1401 SPINKS ROAD  
FLOWER MOUND, TX