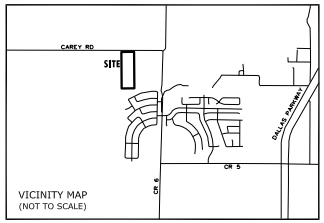
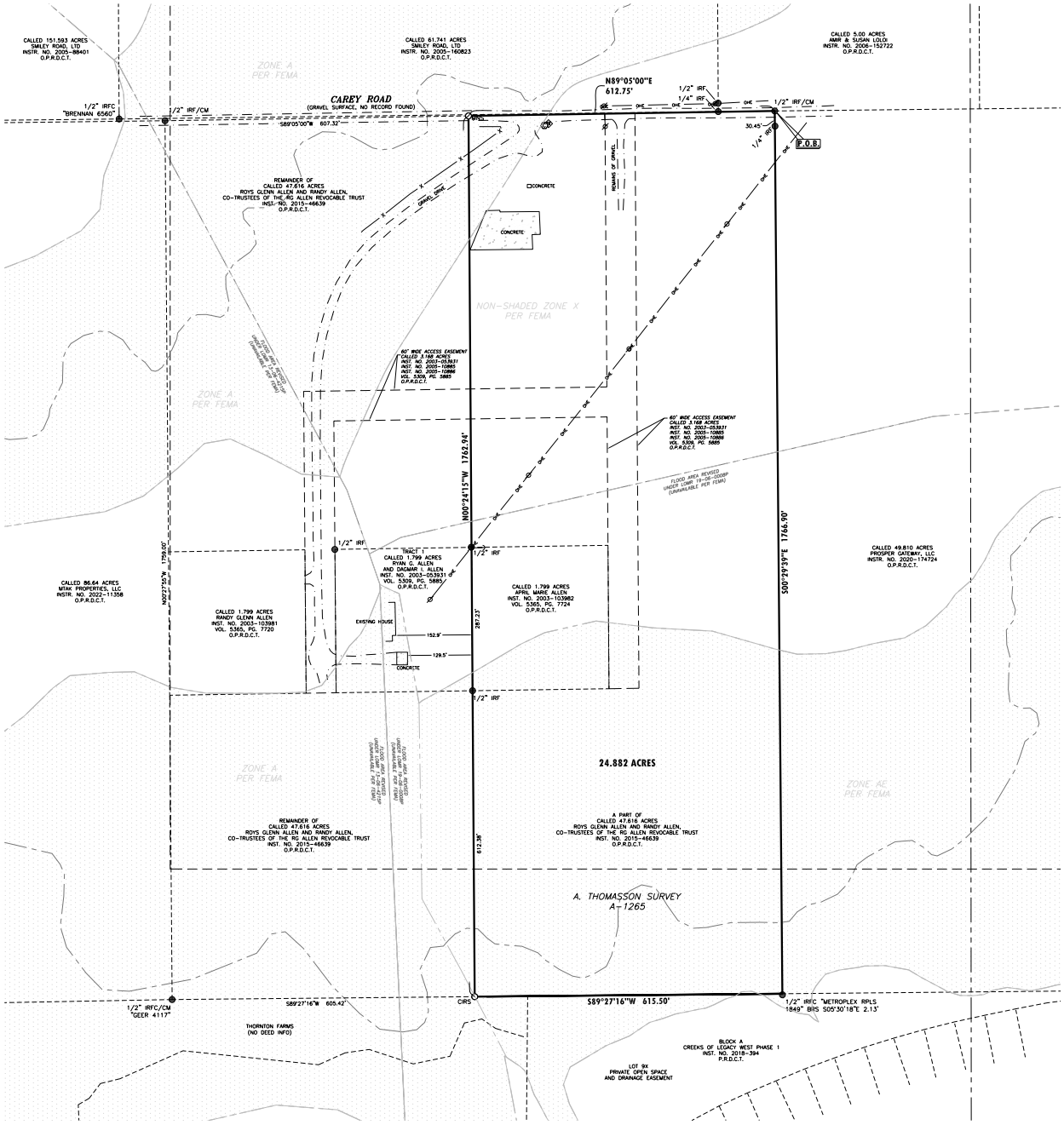


VICINITY MAP
(NOT TO SCALE)

GRAPHIC SCALE

0 100 200

1 INCH = 100 FT.



LEGEND / ABBREVIATIONS

	ABSTRACT LINE
	ADJOINER LINE
	BOUNDARY LINE
	FEMA FLOOD LINE
	EASEMENT LINE
	GRAVEL
—x—	WIRE FENCE
OHE	OVERHEAD ELEC LINE
	IRON ROD FOUND
	CAPPED IRON ROD SET
	NAIL SET
	UNDERGROUND CABLE MARKER
	POWER POLE
	MAILBOX
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND

GENERAL NOTES

1. Bearing based on Texas State Plane Coordinates, North Central Zone, 4202, NAD83-US Survey feet, derived from GPS observations. Distances reflected hereon are surface distances. To obtain grid distances multiply by a scale factor of 0.99984939.

2. All "CIRS" are 5/8-inch iron rod with plastic cap stamped "Landpoint" unless otherwise noted.

3. This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date adjacent to the signature line herein.

4. Flood Statement: This site is situated in Zone A, Zone AE and non-shaded Zone X in Denton County, Texas according to FEMA map number 48121C0290G, dated March 18, 2011. FEMA LOMR 13-06-4215P and 19-06-0008P may affect the flood zone limits reflected hereon. Said LOMRs unavailable per FEMA. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.

LEGAL DESCRIPTION

BEING all of that tract of land situated in the A. Thomasson Survey, Abstract No. 1265, Denton County, Texas, and being a part of a called 47.616 acre tract of land described in the deed to Roys Glen Allen and Randy Allen, Co-Trustees of the RG Allen Revocable Trust, recorded in Instrument No. 215-46639, Official Public Recorded of Denton County, Texas, and all of a called 1.799 acre tract of land described in the deed to April Marie Allen, recorded in Instrument No. 2003-103982, said Official Public Records, and being more particularly described as follows:

BEGINNING at a ½-inch iron rod found for corner in Carey Road for the northeast corner of said 47.616 acre tract, common to the northwest corner of a called 49.810 acre tract of land described in the deed to Prosper Gateway, LLC, recorded in Instrument No. 2020-174724, said Official Public Records;

THENCE South 00°29'39" East, with the easterly line of said 47.616 acre tract and the westerly line of said 49.810 acre tract, passing at a distance of 30.45 feet a ¼-inch iron rod found on the south side of said Carey Road, continuing on said course, a total distance of 1,766.90 feet to a point in the northerly line of Lot 9X, Block A, Creeks of Legacy West Phase 1, according to the plat thereof recorded in Instrument No. 2018-394, Plat Records of Denton County, Texas, for the southeast corner of said 47.616 acre tract, common to the southwest corner of said 49.810 acre tract, from which a ½-inch iron rod with a cap stamped "METROPLEX RPLS 1849" found bears South 05°30'18" East, a distance of 2.13 feet;

THENCE South 89°27'16" West, with the southerly line of said 47.616 acre tract and the northerly line of said Lot 9X part of the way, a distance of 615.50 feet to a 5/8-inch iron rod with a cap stamped "LANDPOINT" set (hereinafter referred to as capped iron rod set) for corner;

THENCE North 00°24'15" West, severing said 47.616 acre tract at a distance of 612.38 feet passing a 1/2-inch iron rod found for the southwest corner of said 1.799 acre tract recorded in Instrument No. 2003-103982, common to the southeast corner of a called 1.799 acre tract of land described as Tract 1 in the deed to Ryan G. Allen and Dagmar I. Allen recorded in Instrument No. 2003-053931, said Official Public Records, continuing on said course with the common line of said 1.799 acre tracts, passing at a distance of 899.1 feet a 1/2-inch iron rod found for the northwest corner of said 1.799 acre tract recorded in Instrument No. 2003-103982, common to the northeast corner of said 1.799 acre tract recorded in Instrument No. 2003-053931, continuing on said course, a total distance of 1762.94 feet to mag nail set for corner, in said Carey Road;

THENCE North 89°05'00" East, in said Carey Road with the northerly line of said 47.616 acre tract, a distance of 612.75 feet to the POINT OF BEGINNING and enclosing 24.882 acres of land, more or less.

SCHEDULE "B":

10a. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.

10b. All encumbrances, violations, variations, or adverse circumstances affecting Title that would be disclosed by an accurate and complete land survey of the Land, including, without limitation, all visible and apparent easements or uses and all underground easements or uses, the existence of which may arise by unrecorded grant or by use. (May be amended or deleted upon approval of survey.)

10c. Rights, if any, of third parties with respect to any portion of the subject property lying within the boundaries of a public or private road. (May be amended or deleted upon approval of survey.)

10d. Rights of parties in possession and rights of tenants under any unrecorded leases or rental agreements. (May be amended or deleted upon execution of satisfactory affidavit with respect to parties in possession and tenants at closing.)

10e. Mineral lease together with all rights, privileges and immunities incident thereto, to D. L. Monroe from H. B. Gerrish and wife, Lillian Gerrish described in instrument filed 01/30/1946, recorded in Volume 320, Page 353, Real Property Records, Denton County, Texas. Company makes no representation as to the present ownership of any such interests.

10f. Easement granted by Jay G. Stephenson to Denton County Electric Cooperative, Inc., filed 04/01/1954, recorded in Volume 401, Page 386, Real Property Records, Denton County, Texas. Together with and affected by that instrument filed 01/10/1974, recorded in Volume 694, Page 624, Real Property Records, Denton County, Texas and that instrument filed 03/26, Page 809, Real Property Records, Denton County, Texas. (Unable to Plot)

10g. Easement granted by W. F. Tolleson to Denton County Electric Cooperative, Inc., filed 05/07/1954, recorded in Volume 401, Page 413, Real Property Records, Denton County, Texas. Together with and affected by that instrument filed 01/10/1974, recorded in Volume 694, Page 624, Real Property Records, denton County, Texas, and instrument filed 03/26/1974, recorded in Volume 700, Page 809, Real Property Records, Denton County, Texas. (Unable to Plot)

10h. Easement created in that instrument filed 04/10/2003, recorded in Volume 5309, Page 5885, Real Property Records, Denton County, Texas. (Affects as Shown)

10i. Easement created in that instrument filed 07/01/2003, recorded in Volume 5365, Page 7720, Real Property Records, Denton County, Texas, and being corrected by that instrument filed 08/15/2005, recorded in ccⅈ 2005-100886, Real Property Records, Denton County, Texas. (Volume 5365, Page 7720 as recorded does not contain an easement, therefore does not affect the subject tract. Instrument No. CCⅈ 2005-10886, filed as a correction for the sole purpose of including and assigning an access easement, affects the subject tract as shown.)

10j. Easement created in that instrument filed 07/01/2003, recorded in Volume 5365, Page 7724, Real Property Records, Denton County, Texas, and being corrected in that instrument filed 08/15/2005, recorded in ccⅈ 2005-100885, Real Property Records, Denton County, Texas. (Volume 5365, Page 7724 as recorded does not contain an easement, therefore does not affect the subject tract. Instrument No. CCⅈ 2005-10885, filed as a correction for the sole purpose including and assigning an access easement, affects the subject tract as shown.)

10k. Terms, provisions, and conditions of Chapter 43 Texas Local Government Code Development Agreement filed 11/29/2017, recorded in ccⅈ 2017-146538, Real Property Records, Denton County, Texas. (Called 1.799 acre tract, Instrument No. 2003-103682, is subject to the above terms and conditions)

ALTA TITLE SURVEY

24.882 ACRES

IN THE A. THOMASSON SURVEY
ABSTRACT NO. 1265
DENTON COUNTY, TEXAS

CERTIFICATION: Prosper Gateway LLC, Roy Glenn Allen and Randy Allen, Co-Trustees of the RG Allen Revocable Trust; April Marie Allen, Reunion Title, First American Title Guaranty Company:

I, Robert Glen Maloy, certify that this plot was prepared under my direct supervision from a survey made on the ground on April 18, 2022, that this plot correctly represents the facts found at the time of survey and that this professional service was made in accordance with the "2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 7(a), 7(b1), 8, 13, 16, & 18 of Table A thereof.

06/03/2022

Robert Glen Maloy
Registered Professional Land Surveyor
Texas Registration No. 6028

STATE OF TEXAS
REGISTERED
ROBERT GLEN MALOY
6028
PROFESSIONAL
LAND SURVEYOR

OWNER	FIELD BOOK	
RG ALLEN REVOCABLE TRUST	FIELD WORK	
	DATE	04/18/2022
	DRAFTING	JK
PURCHASER	DATE	05/26/2022
N/A	CHECKED	RM
	DATE	05/26/2022
	MTGE. CO.	
ADDRESS	TITLE CO.	N/A
16738 CAREY ROAD	G.F. NO.	2018-362359-RU
PROSPER, TX	SCALE	100'
	KEY MAP	N/A
	JOB. NO.	22-0628

LANDPOINT INC.

4100 INTERNATIONAL PLAZA, STE. 240
FORT WORTH, TX 76109
(817) 554-1805
www.landpoint.net
TBPELS REG. NO. 10194220

SHEET 1 OF 1

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