

DENTON COUNTY, TEXAS

MERRILL ROAD
(21' ASPHALT ROAD)

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	2291.83'	152.89'	3°49'20"	N 50°59'41" E	152.87'
C2	1085.92'	763.84'	40°18'07"	N 69°21'10" E	748.19'

LINE	BEARING	DISTANCE
L1	N 17°02'36" E	2.77'
L2	N 56°08'42" W	14.83'
L3	S 35°47'08" W	21.47'

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- ADJOINING PROPERTY LINE
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- OVERHEAD UTILITIES
- = CAPPED IRON ROD SET MARKED "PLS INC"
- ⊙ = IRON ROD FOUND
- E.M. = ELECTRIC METER
- W = WATER METER
- CONCRETE

NOTE:
LEGEND IS TYPICAL. NOT ALL ITEMS IN LEGEND
APPEAR IN DRAWING.



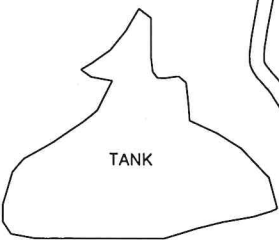
PLEASE REFER TO BAR SCALE. DRAWING
MAY HAVE BEEN REDUCED OR ENLARGED.

F.M. 455
(40' ASPHALT ROAD)

N 49°13'14" E 1264.03'

TEXAS-NEW MEXICO POWER CO.
ELECTRIC LINE ESMT.
VOL. 2895, PG. 144
R.P.R.D.C.T.
(APPROX. LOCATION)

A/C UNIT
10'X37' TRAIN CAR
E.M. STAND



59.965 ACRES
2,612,064 SQ. FT.

GTE SOUTHWEST, INC.
30' X 20' ESMT.
INSTR. NO. 97-00067538
O.R.D.C.T.

DENNIS M. SERGEANT
TRACT ONE
CALLED 48.00 ACRES
DOC. NO. 2012-37843
O.R.D.C.T.

DRAWN BY:	DLS/CMW
CHECKED BY:	DLJ
DATE:	11/24/20
SHEET:	1 OF 2
SCALE:	AS SHOWN

LAND TITLE SURVEY

TBD F.M. 455

59.965 ACRES
GEORGE W. DAVIS SURVEY
ABSTRACT NO. 380
DENTON COUNTY, TEXAS

TBD FM 455-45 ACRES-2019



1200 S. WOODROW LANE, SUITE 200 DENTON, TX 76205
PHONE 940-808-1191 FAX 940-808-1195

ROBBY RITCHEY AND
STEPHANIE RITCHEY
CALLED 47.043 ACRES
DOC. NO. 2017-130191
D.R.D.C.T.

LONE STAR GAS ESMT.
VOL. 220, PG. 281
D.R.D.C.T.

J. BOOKHOUT FAMILY PARTNERS, LTD
TRACT 1
CALLED 64.821 ACRES
DOC. NO. 1997-77408
D.R.D.C.T.

UNITED STATES OF AMERICA
RIGHT-OF-WAY
VOL. 1253, PG. 514
D.R.D.C.T.

GEORGE W. DAVIS SURVEY
ABSTRACT NO. 380

N 89°39'12" E
223.07'

POB

POWER POLE
(TYP.)

F/O MARKER
(TYP.)

5" WFCP

48" C.M.P.

C2

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PROPERTY DESCRIPTION

Being a tract of land situated in the George W. Davis Survey, Abstract No. 380, Denton County, Texas, and being all remainder of that called 64.821 acres tract of land as described in Deed to J. Bookhout Family Partners, LTD recorded in Document No. 1997-77408, Deed Records, Denton County, and being more particularly described herein as follows:

BEGINNING at a 5 inch wood fence corner post found in the South Right-of-Way (R.O.W.) line of F.M. 455 (a public road) for the Northeast corner of said 64.821 acres tract and being the Northwest corner of a called 47.043 acres tract of land described in Deed to Robby Ritchey and Stephanie Ritchey recorded in Document No. 2017-130191 of said Deed Records;

THENCE South 01 degrees 27 minutes 46 seconds West, with the East line of said 64.821 acres tract, a distance of 1,682.89 feet to an "X" tie fence corner post found in the North line of a called 48.00 acres tract of land described in Deed to Dennis M. Sergeant, referred to as Tract One, recorded in Document No. 2012-37843, Official Records, Denton County, Texas for the Southeast corner of said 64.821 acres tract and being the Southwest corner of said Ritchey tract;

THENCE North 89 degrees 48 minutes 48 seconds West, with the South line of said 64.821 acres tract, a distance of 2,490.21 feet to a 5/8 inch iron rod with plastic cap stamped "PLS INC" (typical) set for the Southwest corner of said 64.821 acres tract;

THENCE North 17 degrees 02 minutes 36 seconds East, with the West line said 64.821 acres tract, a distance of 2.77 feet to a concrete monument found in the Southeast R.O.W. line of said F.M. 455 for an ell corner of said 64.821 acres tract and being the most Northerly Northwest corner of said Sergeant tract;

THENCE with the Easterly R.O.W. line of said F.M. 455 the following courses and distances;

North 56 degrees 08 minutes 42 seconds West, a distance of 14.83 feet to a concrete monument found for corner;

South 35 degrees 47 minutes 08 seconds East, a distance of 21.47 feet to a concrete monument found for corner and the beginning of a curve to the right with a radius of 2,291.83 feet;

Northeasterly along the arc of said curve to the right a distance of 152.89 feet with an interior angle of 03 degrees 49 minutes 20 seconds, a chord bearing of North 50 degrees 59 minutes 41 seconds East, and chord length of 152.87 feet to a concrete monument found for corner;

North 49 degrees 13 minutes 14 seconds East, a distance of 1,264.03 feet to a 5/8 inch iron rod set for corner;

North 49 degrees 13 minutes 22 seconds East, a distance of 281.16 feet to a 5/8 inch iron rod set for corner;

North 49 degrees 18 minutes 02 seconds East, a distance of 422.15 feet to a concrete monument found for corner and the beginning of a curve to the right with a radius of 1,085.92 feet;

Northeasterly along the arc of said curve to the right a distance of 763.84 feet with an interior angle of 40 degrees 18 minutes 07 seconds, a chord bearing of North 69 degrees 21 minutes 10 seconds East, and chord length of 748.19 feet to a concrete monument found for corner;

North 89 degrees 39 minutes 12 seconds East, a distance of 223.07 feet to the **POINT OF BEGINNING** and containing, within the metes and bounds herein recited, 59.965 acres of land, more or less.

TITLE REPORT NOTE

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT AS PROVIDED BY TITLE RESOURCES GUARANTY COMPANY, REFERENCED BY GF NO. 2005255-AUNH AND BEARING AN EFFECTIVE DATE OF NOVEMBER 10, 2020.

SCHEDULE B ITEMS

1.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE LONE STAR GAS COMPANY PIPELINE EASEMENT RECORDED IN VOLUME 220, PAGE 281, DEED RECORDS, DENTON COUNTY, TEXAS AND AFFECTED BY PARTIAL RELEASE RECORDED UNDER INSTRUMENT NO. 2020-29336, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10d)

2.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE PERPETUAL EASEMENT FOR ROAD PURPOSES AS SHOWN IN DECLARATION OF TAKING RECORDED IN VOLUME 1280, PAGE 361, DEED RECORDS, DENTON COUNTY TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10e) (F.M. 455)

3.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE UNITED STATES OF AMERICA RIGHT-OF-WAY RECORDED IN VOLUME 1253, PAGE 514, DEED RECORDS, DENTON COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10f)

4.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE TEXAS-NEW MEXICO POWER COMPANY EASEMENT RECORDED IN VOLUME 2895, PAGE 144, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10g)

5.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE MUSTANG WATER SUPPLY CORP. 15' WATER LINE EASEMENT RECORDED IN INSTRUMENT NO. 94-00082452, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10h)(BLANKET EASEMENT)

6.) THE SUBJECT PROPERTY SHOWN HEREON DOES NOT APPEAR TO BE SUBJECT TO THE GTE SOUTHWEST, INCORPORATED EASEMENT RECORDED IN INSTRUMENT NO. 97-00067536, OFFICIAL RECORDS, DENTON COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10i)(EAST OF SUBJECT)

7.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE GTE SOUTHWEST, INCORPORATED EASEMENT RECORDED IN INSTRUMENT NO. 97-00067538, OFFICIAL RECORDS, DENTON COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10j)

8.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE DENTON COUNTY ELECTRIC COOPERATIVE, INC. EASEMENT RECORDED IN VOLUME 402, PAGE 270, DEED RECORDS, DENTON COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10k) (BLANKET EASEMENT)

THE COMPLETE LAND TITLE SURVEY SHOWN HEREON COMPRISES 2 PAGES AND "PAGE 1" ACCOMPANIES AND IS ATTACHED HERETO BY THIS REFERENCE.

FLOOD NOTE

THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN A DESIGNATED ZONE X AND DOES NOT APPEAR TO BE LOCATED IN A 100 OR 500 YEAR FLOOD AREA AS PLOTTED ON COMMUNITY PANEL # 480774 0255 G OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE OR FLOOD HAZARD BOUNDARY MAP BEARING A REVISED MAP DATE OF APRIL 18, 2011.

GENERAL NOTES

1. ALL BEARINGS CONTAINED HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202), DERIVED FROM GPS OBSERVATION AND DERIVED FROM AN ON-THE-GROUND SURVEY CONDUCTED ON DECEMBER 10, 2019.

2. ALL MONUMENTS SHOWN AS FOUND HEREON WERE CONTROLLING MONUMENTS USED IN THE FINAL BOUNDARY RESOLUTION AS SHOWN.

3. THIS SURVEY MAY OR MAY NOT COMPLY WITH CITY AND/OR COUNTY PLATTING REGULATIONS.

SURVEYOR'S CERTIFICATION

This is to certify that, under my personal supervision, a careful survey was made on the ground of the property shown hereon. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. The plat hereon is a careful representation of the subject property as determined by an on-the-ground survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements being as shown, the improvements being within the boundary of the property, setback from property lines the distance indicated and that the distance from the nearest intersecting street or road being as shown on said plat. EXCEPT AS SHOWN THERE ARE NO VISIBLE INTRUSIONS OR PROTRUSIONS APPARENT ON THE GROUND.

JOE C. VAUGHN, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5926
NOVEMBER 24, 2020
FIRM REGISTRATION NO. 10129300



1200 S. WOODROW LANE, SUITE 200 DENTON, TX 76205
PHONE 940-808-1191 FAX 940-808-1195

LAND TITLE SURVEY	
TBD F.M. 455	
59.635 ACRES GEORGE W. DAVIS SURVEY ABSTRACT NO. 380 DENTON COUNTY, TEXAS	
TBD FM 455-45 ACRES-2019	

DRAWN BY:	DLS/CMW
CHECKED BY:	DLJ
DATE:	11/24/20
SHEET:	2 OF 2
SCALE:	AS SHOWN