

FRANK CORTESE AND DEBRA CORTESE TO AHMED JEDDY AND ANEES JEDDY DOC. NO. 2016-91047 R.P.R.D.C.T.

PROPERTIES OF THE SOUTHWEST, INC. TO STEVEN J. ECKSTEIN AND LAURIE S. ECKSTEIN C.F. NO. 95-R0013492 R.P.R.D.C.T.

J. BRIDGES SURVEY A-36

REMNANT BRENDA KELLY TO RUSSELL FOSTER DOC. NO. 2018-85938 R.P.R.D.C.T.

MONROE RITCHIE AND WIFE, KATHERINE RITCHIE TO PETER VANDERPOOL AND WIFE, KORINNE VANDERPOOL DOC. NO. 2013-51699 R.P.R.D.C.T.

RUSSELL FOSTER TO DEAN L. EILAND DOC. NO. 2024-61904 R.P.R.D.C.T.

JENNIFER L. SWEETEN TO DEAN L. EILAND AND WIFE, HEATHER L. EILAND DOC. NO. 2007-60295 R.P.R.D.C.T.

**FIELD NOTES
22.782 ACRES**

BEING all that certain lot, tract, or parcel of land situated in the J. Bridges Survey Abstract Number 36 in Denton County, Texas, being a part of that certain tract of land conveyed by deed from Brenda Kelly to Russell Foster recorded under Document Number 2018-85938 Real Property Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at a capped iron rod marked Pro Tech found for corner in the east line of that certain tract of land conveyed by deed from Frank Cortese and Debra Cortese to Ahmed Jeddy and Anees Jeddy recorded under Document Number 2016-91047 Real Property Records, Denton County, Texas, said point being the southwest corner of that certain tract of land conveyed by deed from Properties of the Southwest, Inc. to Steven J. Eckstein and Laurie S. Eckstein recorded under Clerk's File Number 95-R0013492 Real Property Records, Denton County, Texas;

THENCE S 89° 31' 37" E, 1541.07 feet with the south line of said Eckstein tract to a mag nail set for corner in Dr. Sanders Road, a public roadway, said point being the southeast corner of said Eckstein tract;

THENCE S 01° 14' 21" W, 633.95 feet with said Dr. Sanders Road to a mag nail set for corner, said point being the northeast corner of that certain tract of land conveyed by deed from Jennifer L. Sweeten to Dean L. Eiland and wife, Heather L. Eiland recorded under Document Number 2007-60295 Real Property Records, Denton County, Texas;

THENCE N 88° 59' 42" W, pass at 34.73 feet an iron rod found for west line of said Dr. Sanders Road, a total distance of 550.91 feet with the north line of said Eiland tract to a capped iron rod marked Kern found for corner, said point being the most northerly corner of that certain tract of land conveyed by deed from Russell Foster to Dean L. Eiland recorded under Document Number 2024-61904, Real Property Records, Denton County, Texas;

THENCE S 70° 03' 16" W, 71.14 feet with the north line of said Foster to Eiland tract to a three-inch diameter steel fence post for corner in said north line of said Sweeten to Eiland tract;

THENCE N 89° 31' 49" W, 918.26 feet with said north line of said Sweeten to Eiland tract and with the north line of that certain tract of land conveyed by deed from Monroe Ritchie and wife, Katherine Ritchie to Peter Vanderpool and wife, Korinne Vanderpool recorded under Document Number 2013-51699 Real Property Records, Denton County, Texas, to a capped iron rod marked RPLS 4561 set for corner, said point being the southeast corner of said Jeddy tract;

THENCE N 00° 45' 19" E, 653.66 feet with said east line of said Jeddy tract to the **PLACE OF BEGINNING** and containing 22.782 acres of land.

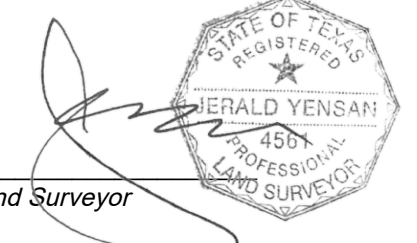
Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GNSS observations.

THE FOLLOWING EASEMENTS ARE BLANKET AND DO NOT VISIBLY AFFECT SUBJECT PROPERTY:
DENTON COUNTY ELECTRIC CO-OP. VOL. 404, PAGE 15
DENTON COUNTY ELECTRIC CO-OP. VOL. 404, PAGE 17

TO THE LIENHOLDERS AND/OR THE OWNERS AND/OR PURCHASERS OF THE PREMISES SURVEYED AND TO TITLE RESOURCES:
I hereby certify that on the 29th day of September, 2025, this survey was made on the ground as per the field notes shown on this survey and is true, correct and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way easements and other matters of record of which I have knowledge or have been advised, whether or not of record, affecting the property. Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets or alleys by any improvements on the subject property and there are no conflicts or protrusions.
I further certify that only portion shown of subject property lies within a special flood hazard area according to the FLOOD INSURANCE RATE MAP for Denton County and Incorporated Area, Map Number 48121C0405G, dated April 18, 2011. (Subject property lies in Flood Zone A and Zone X approximately as shown).

**SURVEY PLAT
22.782 ACRES IN THE
J. BRIDGES SURVEY A-36
CITY OF CROSSROADS
DENTON COUNTY, TEXAS**

PURCHASER: RUSSELL FOSTER



Jerald D. Yensan, Professional Land Surveyor
Texas R.P.L.S. No. 4561

LANDMARK SURVEYORS, LLC.
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TX FIRM REGISTRATION NO. 10098600 FAX (940) 387-9784

B.L. = BUILDING LINE	CATV = CABLE TV BOX
CC/P = COVERED PATIO/PORCH	C.B. = COMMUNICATIONS BOX
C/D = CONCRETE DRIVE	C/O = SANITARY SEWER CLEANOUT
C/P = CONCRETE PATIO/PORCH	C/W = CONCRETE SIDEWALK
D.E. = DRAINAGE EASEMENT	E.B. = ELECTRIC BOX
F.H. = FIRE HYDRANT	F.I.R. = FOUND IRON ROD
FOC = FIBER OPTIC CABLE	GLM = GAS LINE MARKER
L.P. = LIGHT POLE	PFB = PORTABLE FRAME BUILDING
PMB = PORTABLE METAL BUILDING	P.P. = POWER POLE
S.P. = SERVICE POLE	S.I.R. = SET CAPPED 1/2" RPLS 4561 IRON ROD
SSMH = SANITARY SEWER MANHOLE	STM MH = STORM SEWER MANHOLE
W/D = WOOD DECK	W/M = WATER METER
W/V = WATER VALVE	U.E. = UTILITY EASEMENT
⊙ = DRAIN	⊕ = IRRIGATION CONTROL VALVE
—X— = FENCE	—OH— = OVERHEAD POWER LINE

DRAWN BY: SLB
SCALE: 1"=100'
DATE: 29 SEPTEMBER, 2025
JOB NO: 258229

TITLE RESOURCES G.F. 258394