



Lot 10, Block 2
East Ponder Estate
Cabinet C, Page 30
P.R.D.C.T

Lot 11, Block 2
East Powder Estates
Instrument No 2018-528
PRDCT

With Alcoron and Omar Othman
Instrument No. 2022-152716
R P R D C T

Robison Denton Development, L.P.
Volume 4373, Page 218
S P B D C T

SEABORN ROAD
ASPHALT
60 R.O.W. PER PLAT
100°17'51" W-168.15'
100°23'45" W-168.30'

S 89°49'23" W 365.14
(89°58'40" W 365.00)

(S 00°01'20" E 70.00')

S 89°49'08" W 379.24
(S 89°58'40" W 380.00)

Lot 12, Block
East Powder Estate
Cabinet C, Page 3
PRDCT
4.17 ACRES

89°49'00" E 1035.53

Let 13, Block 1
East Powder East
Cathedral C, Page
PRDCT

N 00°29'50" W 161.23

N 80° 21' 23" W 295.31
(N 80° 05' 56" W 295.94)

S 00°24'20" E 309.76
(S 00°11'52" E 310.50)

Lot 14, Block 2
East Ponder Estates
Cabinet C, Page 397
P R O C T

LEGEND

- [illegible]

SCHEDULE B ITEMS

10c) Blanket style easement to Magnolia Petroleum Co., record 286, Page 403. DOES AFFECT BY RIGHTS OF INGRESS & EGRESS re-assigned in Volume 436, Page 194 and C. C. No. 2005-24425

10d) Blanket style easement to Magnolia Petroleum Co., record 292, Page 628. DOES AFFECT BY RIGHTS OF INGRESS & EGRESS re-assigned in Volume 436, Page 194 and C.C. No. 2005-24425

10e) Blanket style easement to Denison County Electric Cooperative, Inc., recorded in Volume 403, Page 429, DOES AFFECT BY RIGHTS OF INGRESS & EGRESS.

101) 106) Blanket site easement to Denton County Electric Cooperative, Inc., recorded in Volume 404, Page 427, DOES AFFECT BY RIGHTS OF INGRESS & EGRESS.

10g) Easement to Mobil Pipe Line Co., recorded in Volume 839, Page 855.
DOES NOT AFFECT.

BEING LOT 12, in Block 2, of East Ponder Estates, an Addition to Denton County Texas, according to the Plat thereof recorded in Cabinet C, Page 387, Plat Records of Denton County, Texas.

FLOOD STATEMENT: I have reviewed the F.E.M.A. Flood Insurance Rate Map for Denton County, Community Number 480774, effective dates 4-18-2011, and those map indicate as scaled, that this property is within "Non-Shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood (500-year)" as shown on Panel D345 and D365 G of said maps.

NOTE: Bearings shown hereon are referenced to the Texas Coordinate System of 1983, North Central Zone (4202), and are based on the North American Datum of 1983, 2011 Adjustment.

SURVEYORS CERTIFICATION

This survey correctly represents the results of an on-the-ground survey made under my direction and supervision on 01-16-2023, and substantially complies with the current Texas State of Professional Surveys Standards and Specifications for a Category 1A, Condition 1 Survey. There are no apparent encroachments, intrusions or prohibitions except as shown herein.

3-8-23



K&Z
SURVEYING

1720 WESTMINSTER
DETON, TX 76205
(940) 392-3446

JOB NUMBER 230014
DRAWN BY BRAM
DATE 03-07-2023
R/PLS

KENNETH A. ZOLLINGER
TX POUND REGISTRATION # 10092700