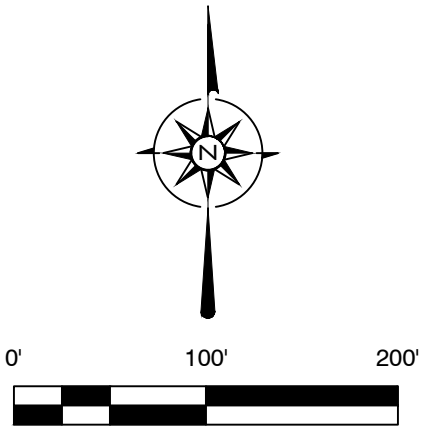


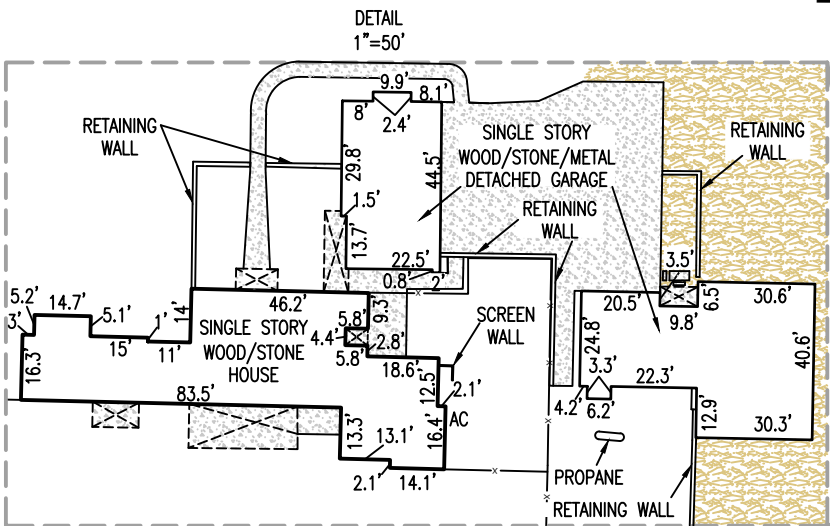
NOTES:

1. BEARING BASIS DERIVED FROM GPS OBSERVATIONS MADE ON THE GROUND. TEXAS NORTH CENTRAL 4202.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THERE MAY BE EASEMENTS AND/OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT TRACT NOT SHOWN HEREON.
3. THIS SURVEY MAY NOT COMPLY WITH CITY/COUNTY SUBDIVISION REGULATIONS.



Q FAMILY FARM
LOT 1, BLOCK A
DOC. NO. 2022-289
P.R.D.C.T.

N 00°24'12" E 1045.57'



LINETYPE LEGEND	
PROPERTY LINE =	
EASEMENT LINES =	
DEED/LOT LINES =	
ADJOINER LINES =	
WATER LINE =	WL WL
SEWER LINE =	SS SS
GAS LINE =	GAS GAS
COMMUNICATIONS LINE =	UC UC
OVERHEAD UTILITY =	OHU OHU
ELECTRIC LINE =	E E
ASPHALT ROAD =	
GRAVEL ROAD =	
FENCE LINES =	X X

LEGEND	
● = PROPERTY CORNER	CIRF = CAPPED IRON ROD FOUND
⊕ = BENCHMARK	IRF = IRON ROD FOUND
Ⓣ = TELEPHONE/UTILITY RISER (TR/UR)	CIRS = CAPPED IRON ROD SET
Ⓢ = BURIED CABLE MARKER (BCM)	MFCP = METAL FENCE CORNER POST
Ⓣ = TELEPHONE MANHOLE (TMH)	WFCP = METAL FENCE CORNER POST
⚡ = POWER/UTILITY POLE (PP/UP)	() = PLAT/DEED CALLS
⦿ = LIGHT POLE (LP)	POB = POINT OF BEGINNING
— = GUY WIRE (GUY)	R.O.W. = RIGHT-OF-WAY
Ⓥ = ELECTRIC VAULT (VLT)	CONCRETE SURFACE
Ⓣ = ELECTRIC TRANSFORMER (TRAN)	ASPHALT SURFACE
Ⓢ = WATER METER (WM)	GRAVEL SURFACE
Ⓥ = WATER VALVE (WV)	

CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PREPARED FROM AN ACCURATE ON-THE-GROUND SURVEY OF THE PREMISES DEPICTED HEREON AND DESCRIBED IN THE LEGAL DESCRIPTION ATTACHED HERETO, CONDUCTED UNDER MY DIRECTION AND SUPERVISION ON 09/25/2023 AND THAT THE FINDINGS AND RESULTS OF SAID SURVEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

J.E. Thompson
J.E. THOMPSON II R.P.L.S. No 4857

ERRORS: THE CLIENT OR CLIENT'S REPRESENTATIVES WILL HAVE 45 DAYS FROM THE DATE THE SURVEY WAS ISSUED TO CHANGE ANY MISSPELLINGS OR ANY ERRORS ON THE SURVEY REPORT, AFTER THIS TIME HAS EXPIRED ALL PARTIES INVOLVED MUST ACCEPT THE SURVEY AS ISSUED.



A CALLED 16.00 ACRES
KENNETH BISHOP
DOC. NO. 2021-129985
R.P.R.D.C.T.

LAND TITLE SURVEY
10.00 ACRES
IN THE A. LYNDE SURVEY
ABSTRACT NO. 731
DENTON COUNTY, TEXAS

		111 N. DIXON ST. GAINESVILLE, TX 76240 PH. 940-665-9105 FAX. 940-665-9106 TBPLS FIRM NO. 10048000		
DRAWN BY:	DATE:	JOB NO.	SCALE:	PAGE:
EDC Jr.	10/3/2023	1608.0015-7A_3	1" = 100'	1 OF 2

NOTES:

1. BEARING BASIS DERIVED FROM GPS
OBSERVATIONS MADE ON THE GROUND.
TEXAS NORTH CENTRAL 4202.
2. THIS SURVEY WAS PERFORMED WITHOUT
THE BENEFIT OF A CURRENT TITLE
COMMITMENT. THERE MAY BE
EASEMENTS AND/OR OTHER
ENCUMBRANCES THAT AFFECT THE
SUBJECT TRACT NOT SHOWN HEREON.
3. THIS SURVEY MAY NOT COMPLY WITH
CITY/COUNTY SUBDIVISION
REGULATIONS.

10.00 ACRES
IN THE A. LYNDE SURVEY
ABSTRACT NUMBER 731
DENTON COUNTY, TEXAS

FIELD NOTES TO ALL THAT CERTAIN TRACT OR PARCEL SITUATED IN THE A. LYNDE SURVEY, ABSTRACT
NUMBER 731, DENTON COUNTY, TEXAS AND BEING ALL OF A CALLED 10.00 ACRE TRACT OF LAND
DESCRIBED IN THE DEED TO PAUL ROHUS & PAMELA ROHUS AS RECORDED IN DOCUMENT NUMBER
2020-90829 REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED HEREIN, AT A "PK" NAIL
FOUND FOR THE NORTHWEST CORNER, AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1 OF Q FAMILY
FARM AN ADDITION TO DENTON COUNTY AS RECORDED IN DOCUMENT NUMBER 2022-289 OF THE PLAT
RECORDS OF DENTON COUNTY, TEXAS, ON THE SOUTH LINE OF A CALLED 159.059 ACRE TRACT OF LAND
DESCRIBED IN THE DEED TO SPRATT FAMILY PARTNERSHIP AS RECORDED IN DOCUMENT NUMBER
2008-66689 OF SAID REAL PROPERTY RECORDS, IN OR NEAR THE CENTERLINE OF A ROAD UNDER
APPARENT PUBLIC USE POSTED AS BELZ ROAD, FROM WHICH A "PK" NAIL FOUND FOR THE NORTHWEST
CORNER OF SAID LOT 1, BEARS NORTH 89 DEGREES 32 MINUTES 13 SECONDS WEST, A DISTANCE OF
416.61 FEET;

THENCE SOUTH 89 DEGREES 32 MINUTES 13 SECONDS EAST, ALONG OR NEAR THE CENTERLINE OF SAID
BELZ ROAD WITH THE NORTH LINE OF SAID ROHOS TRACT, A DISTANCE OF 416.61 FEET TO A "PK" NAIL
FOUND FOR CORNER, AT THE NORTHWEST CORNER OF A CALLED 10.00 ACRE TRACT OF LAND
DESCRIBED IN THE DEED TO NORA L. THOMAS & JAMES S. THOMAS AS RECORDED IN DOCUMENT
NUMBER 2018-40155 OF SAID REAL PROPERTY RECORDS, FROM WHICH A "PK" NAIL FOUND FOR
REFERENCE BEARS, SOUTH 89 DEGREES 32 MINUTES 13 SECONDS EAST, A DISTANCE OF 534.45 FEET;

THENCE SOUTH 00 DEGREES 24 MINUTES 12 SECONDS WEST, WITH THE EAST LINE OF SAID ROHOS
TRACT A DISTANCE OF 1045.14 FEET TO CAPPED IRON ROD FOUND (LABELED 4857) FOR THE SOUTHEAST
CORNER OF SAID ROHOS TRACT, IN THE NORTH LINE OF A CALLED 16.00 ACRE TRACT OF LAND
DESCRIBED IN THE DEED TO KENNETH BISHOP AS RECORDED IN DOCUMENT NUMBER 2021-129985 OF
SAID REAL PROPERTY RECORDS;

THENCE NORTH 89 DEGREES 35 MINUTES 48 SECONDS WEST, WITH THE SOUTH LINE OF SAID ROHOS
TRACT, A DISTANCE OF 416.61 FEET TO A CAPPED IRON ROD FOUND (LABELED 4857) FOR CORNER AT
SOUTHEAST CORNER OF SAID LOT 1, FROM WHICH A CAPPED IRON ROD FOUND (LABELED 4857) FOUND
FOR THE SOUTHWEST CORNER OF SAID LOT 1, BEARS NORTH 89 DEGREES 35 MINUTES 48 SECONDS
WEST, A DISTANCE OF 416.61 FEET;

THENCE NORTH 00 DEGREES 24 MINUTES 12 SECONDS EAST, WITH THE WEST LINE OF SAID ROHOS
TRACT, A DISTANCE OF 1045.57 FEET TO THE PLACE OF BEGINNING AND CONTAINING 10.00 ACRES OF
LAND, MORE OR LESS

CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PREPARED FROM AN ACCURATE
ON-THE-GROUND SURVEY OF THE PREMISES DEPICTED HEREON AND DESCRIBED IN THE
LEGAL DESCRIPTION ATTACHED HERETO, CONDUCTED UNDER MY DIRECTION AND
SUPERVISION ON 09/25/2023 AND THAT THE FINDINGS AND RESULTS OF SAID SURVEY ARE TRUE
AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

J E Thompson
J.E. THOMPSON II R.P.L.S. No 4857



LAND TITLE SURVEY
10.00 ACRES
IN THE A. LYNDE SURVEY
ABSTRACT NO. 731
DENTON COUNTY, TEXAS



111 N. DIXON ST.
GAINESVILLE, TX 76240
PH. 940-665-9105
FAX. 940-665-9106
TBPLS FIRM NO. 10048000

ERRORS: THE CLIENT OR CLIENT'S REPRESENTATIVES WILL HAVE 45 DAYS FROM THE DATE THE SURVEY WAS
ISSUED TO CHANGE ANY MISSPELLINGS OR ANY ERRORS ON THE SURVEY REPORT, AFTER THIS TIME HAS EXPIRED
ALL PARTIES INVOLVED MUST ACCEPT THE SURVEY AS ISSUED.

DRAWN BY: EDC Jr.	DATE: 10/3/2023	JOB NO. 1608.0015-7A_3	SCALE: 1" = 100'	PAGE: 2 OF 2
----------------------	--------------------	---------------------------	---------------------	-----------------