

LEGAL DESCRIPTION

BEING a 202.69 acre tract of land situated in the Reuben Bebee Survey, Abstract No. 29 in Denton County, Texas and being all of a tract of land described in deed to H. A. Miller, L.P., recorded in Document Number 2019-18485 of the Official Records of Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the Southwest corner of said H. A. Miller, L.P. tract and the common Northwest corner of a called 25.35 acre tract of land described in the deed to the City of Sanger, recorded in Volume 1125, Page 943 of the Deed Records of Denton County, Texas in being the East right-of-way line of the Gulf Coast and Santa Fe Railroad;

THENCE with the West line of said H. A. Miller, L.P. tract and the common East right-of-way line of said Gulf Coast and Santa Fe Railroad the following courses and distances;

North 03°27'32" West, a distance of 68.42 feet to capped 1/2" iron rod stamped "EAGLE SURVEYING" set;

With a curve to the right having a radius of 5937.38 feet, a delta angle of 15°13'44", a chord bearing and distance of North 03°15'27" East, 1573.49 feet and an arc length of 1578.13 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set;

North 10°00'08" East a distance of 1554.31 feet to a mag nail set at the Northwest corner of said H. A. Miller, L.P. tract and being in Lois Road;

THENCE South 89°14'57" East, with the North line of said H. A. Miller, L.P. tract, a distance of 2562.75 feet to a mag nail set at the Northeast corner of said H. A. Miller, L.P. tract and the common Northwest corner of a called 15.00 acre tract of land described in the deed to Mildred E. Hunt, recorded in Document Number 2019-5766 of the Official Records of Denton County, Texas and being in said Lois Road;

THENCE South 01°11'12" West, with the East line of said H. A. Miller, L.P. tract and the common West line of said 15.00 acre tract, passing at a distance of 1627.44 feet a 3" metal fence post found at the Southwest corner of said 15.00 acre tract and the common Northwest corner of Lot 1, Block One of Abney Acres, recorded in Cabinet M, Page 64 of the Plat Records of Denton County, Texas, passing at a distance of 2015.46 feet a capped 1/2" iron rod stamped "KERN INC." found at the Southwest corner of said Lot 1 and the common Northwest corner of Lot 2, Block One of said Abney Acres, passing at a distance of 2792.34 feet a capped 1/2" iron rod stamped "KERN INC." found at the Southwest corner of Lot 3, Block One of said Abney Acres and the common Northwest corner of Lot 4, Block One of said Abney Acres, continuing on said course a total distance of 3187.36 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the Southeast corner of said H. A. Miller, L.P. tract and the being in the North line of a called 223.35 acre tract of land described in the deed to Sanger Land Development LLC., recorded in Document Number 2019-16167 of the Official Records of Denton County, Texas;

THENCE North 88°57'52" West, with the South line of said H. A. Miller, L.P. tract and the common North line of said 223.35 acre tract, a distance of 1826.11 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the Northwest corner of said 223.35 acre tract and the common Northeast corner of said City of Sanger tract;

THENCE North 89°01'56" West, with the South line of said H. A. Miller, L.P. tract and the common North line of said City of Sanger tract, a distance of 1026.10 feet to the POINT OF BEGINNING, and containing 202.69 acres of land more or less.

SURVEYOR NOTES

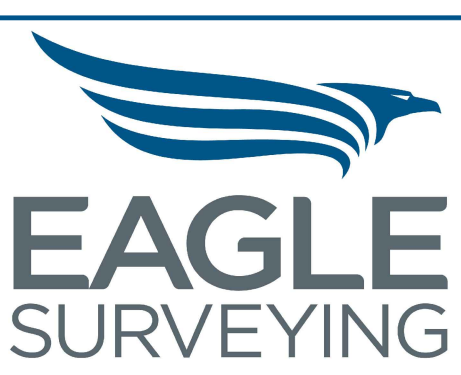
- This survey is certified to Stewart Title Guaranty Company, Sanger Holdings, LLC or Assigns, H.A. Miller, L.P. and is only valid for G.F. No. 404103
- The bearings shown on this survey are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
- Elevations shown on this survey are based on GPS observations utilizing the AllTerra RTK Network, North American Vertical Datum of 1988, (Geoid 12A)
- The approximate location of the Underground Utilities as shown on this survey was derived from above ground observation and Utility markings. No excavation was performed on this site at the time of this survey. For the exact location of the Underground Utilities call 1-800-545-6005. Eagle Surveying, LLC accepts no liability as to the accuracy of the Underground Utilities.
- All Capped Iron Rods Set are 1/2 inch with green plastic cap stamped "EAGLE SURVEYING".
- This document represents an accurate on the ground survey of Lois Road East in the City of Sanger, Denton County, Texas, on October 6, 2020.

SCHEDULE B EXCEPTIONS OF COVERAGE

Subject to the easements as shown on Schedule "B" of the title commitment provided by Stewart Title Guaranty Company with G.F. No. 404103 as listed below:

10(b). Easement and/or Right of Way granted to the QWest Communications Company, LLC, f/k/a QWest Communications Corporation, Sprint Communications Company L.P., and Level 3 Communications, LLC by Condemnation in Cause No. 1:99-cv-415, in the Eastern District of Texas, Beaumont County, dated 12/14/2012, filed 5/29/2015, recorded in/under Clerk's File No. 2015-58153, Real Property Records, Denton County, Texas. **Does Affect - Centered on line as installed.**

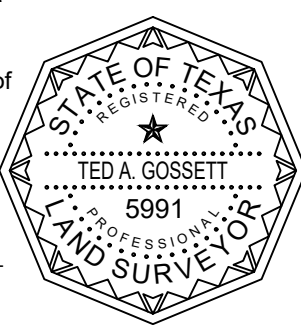
JOB NUMBER
1909.018
DATE
10/8/2020
REVISION
-
DRAWN BY
TMR



Eagle Surveying, LLC
210 South Elm Street
Suite: 104
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a Registered Professional Land Surveyor under the laws of the State of Texas.

Ted A. Gossett
Ted A. Gossett Date 10/08/2020
R.P.L.S. # 5991



LEGEND

○ Boundary Monumentation	— OHU — Over Head Utilities
CIRS Capped Iron Rod Set "Eagle Surveying"	— FFW — Fence Wire
POB Point of Beginning	— SL — Survey Line
ROW Right of Way	— TR — Railroad Tracks
P.R.D.C.T. Plat Records Denton County Texas	— A — Asphalt
D.R.D.C.T. Plat Records Denton County Texas	— Bldg — Building
O.P.R.D.C.T. Official Public Records Denton County Texas	— W — Water
RCP Reinforced Concrete Pipe	— T — Telecommunications Buried Utility Sign
CMP Corrugated Metal Pipe	— P — Power Pole
() Record Call	— E — Electric Meter
	— G — Guy Wire
	— S — Sign