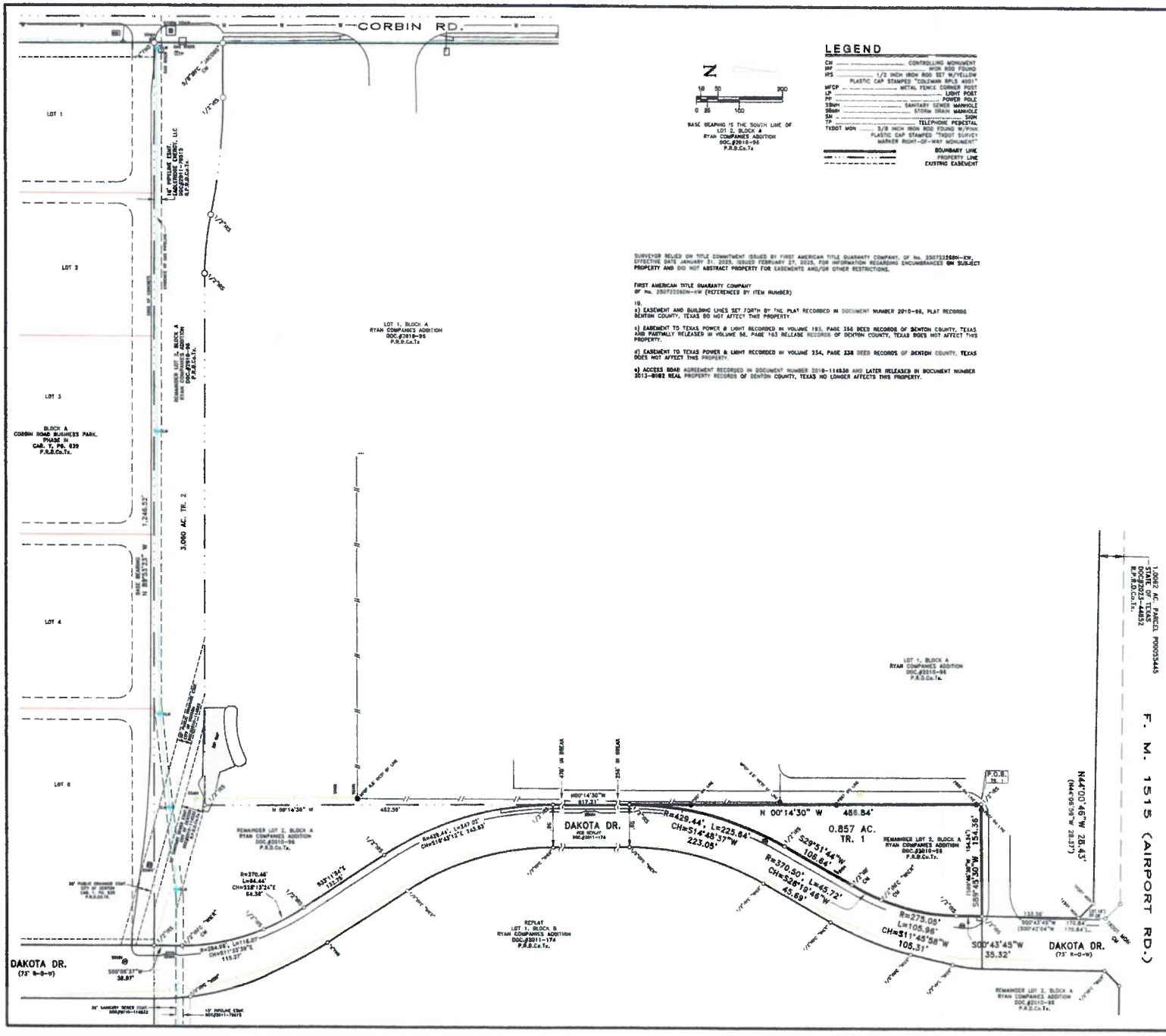

Z

10 50 300

0 25 150

BASE BEARING IS THE SOUTH LINE OF LOT 2, BLOCK A RYAN COMPANIES ADDITION DOC.#2010-96 P.R.D.Co.Tx

LEGEND

CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	1/2 INCH IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "COLEMAN RPLS 4001"
MFCP	METAL FENCE CORNER POST
LP	LIGHT POST
PP	POWER POLE
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
SM	SIGN
TP	TELEPHONE PEDESTAL
TXDOT MON	5/8 INCH IRON ROD FOUND W/PINK PLASTIC CAP STAMPED "TXDOT SURVEY MARKER RIGHT-OF-WAY MONUMENT"
	BOUNDARY LINE
	PROPERTY LINE
	EXISTING EASEMENT

SURVEYOR RELIED ON TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE GUARANTY COMPANY, GF No. 2507232560H-KW, EFFECTIVE DATE JANUARY 31, 2025, ISSUED FEBRUARY 27, 2025, FOR INFORMATION REGARDING ENCUMBRANCES ON SUBJECT PROPERTY AND DID NOT ABSTRACT PROPERTY FOR EASEMENTS AND/OR OTHER RESTRICTIONS.

FIRST AMERICAN TITLE GUARANTY COMPANY
GF No. 2507232560H-KW (REFERENCED BY ITEM NUMBER)

10.
a) EASEMENT AND BUILDING LINES SET FORTH BY THE PLAT RECORDED IN DOCUMENT NUMBER 2010-96, PLAT RECORDS DENTON COUNTY, TEXAS DO NOT AFFECT THIS PROPERTY

c) EASEMENT TO TEXAS POWER & LIGHT RECORDED IN VOLUME 183, PAGE 356 DEED RECORDS OF DENTON COUNTY, TEXAS AND PARTIALLY RELEASED IN VOLUME 58, PAGE 163 RELEASE RECORDS OF DENTON COUNTY, TEXAS DOES NOT AFFECT THIS PROPERTY.

d) EASEMENT TO TEXAS POWER & LIGHT RECORDED IN VOLUME 234, PAGE 338 DEED RECORDS OF DENTON COUNTY, TEXAS DOES NOT AFFECT THIS PROPERTY.

e) ACCESS ROAD AGREEMENT RECORDED IN DOCUMENT NUMBER 2010-116830 AND LATER RELEASED IN DOCUMENT NUMBER 2013-8082 REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS NO LONGER AFFECTS THIS PROPERTY.

0.857 Acre Tract 1

FIELD NOTES to all that certain tract of land situated in the R. Chewning Survey Abstract Number 268, City of Denton, Denton County, Texas and being a remainder of Lot 2, Block A, Ryan Companies Addition as shown by the plat thereof recorded in Document Number 2010-96 of the Plat Records of Denton County, Texas; the subject tract being more particularly described as follows:

BEGINNING for the Northwest corner of the tract being described herein at a 1/2 inch iron rod with a yellow plastic cap stamped "COLEMAN RPLS 4001" set (hereinafter referred to as 1/2IRS) at a salient corner of the said Lot 2 and a reentrant corner of Lot 1, Block A, Ryan Companies Addition;

THENCE South 89 Degrees 45 Minutes 30 Seconds East with the common line between Lot 2 and Lot 1 a distance of 154.36 feet to a 1/2IRS for the Easterly Southeast corner of Lot 1 and the Southwest corner of the dedicated right-of-way of Dakota Lane as shown by the said plat of Ryan Companies Addition and also being the Northwest corner of the dedicated right-of-way of Dakota Lane as shown by the replat of Ryan Companies Addition recorded in Document Number 2011-174;

THENCE Southerly with the West right-of-way line of Dakota Lane dedicated by the said replat the following five calls:

1. South 00 Degrees 43 Minutes 45 Seconds West a distance of 35.32 feet to a 1/2IRS for the beginning of a curve to the right having a radius of 275.05 feet;
2. Along the arc of the said curve, an arc length 105.96 feet (chord bearing South 11 Degrees 45 Minutes 58 Seconds West a distance of 105.31 feet) to a 1/2 inch iron rod with a plastic cap stamped "WIER" found (hereinafter referred to as 1/2IRFC) at the end of the said curve and the beginning of another curve to the right having a radius of 370.50 feet;
3. Along the arc of the said curve, an arc length 45.72 feet (chord bearing South 26 Degrees 19 Minutes 46 Seconds West a distance of 45.69 feet) to a 1/2 inch iron rod found at the end of the said curve;
4. South 29 Degrees 51 Minutes 44 Seconds West a distance of 108.64 feet to a 1/2IRS at the beginning of a curve to the left having a radius of 429.44 feet;
5. Along the arc of the said curve, an arc length of 225.64 feet (chord bearing South 14 Degrees 48 Minutes 37 Seconds West a distance of 223.05 feet) to a 1/2IRS for the end of the said curve in the West line of Lot 2 and the East line of Lot 1;

THENCE North 00 Degrees 14 Minutes 30 Seconds West with the common line between Lot 1 and Lot 2 a distance of 486.84 feet to the PLACE OF BEGINNING and enclosing 0.857 of an acre of land.

TO: RAYZOR INVESTMENTS, LTD., SAN ANYAN AND FIRST AMERICAN TITLE GUARANTY COMPANY.

I DO HEREBY STATE THAT THIS SURVEY MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON JUNE 13, 2024 AND IS AN ACCURATE REPRESENTATION OF THE PROPERTY DESCRIBED HEREON AND THAT THERE ARE NOT ANY VISIBLE EASEMENTS, RIGHTS-OF-WAY, DISCREPANCIES, CONFLICTS, INTRUSIONS, PROTRUSIONS, OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN HEREON.

NOTE: THIS SURVEY IS LICENSED FOR USE ONLY BY THE PARTIES LISTED ABOVE. THIS SURVEY IS NULL AND VOID UNLESS IT BEARS AN ORIGINAL IMPRESSION SEAL AND A RED INK SIGNATURE.

Wm. M. Coleman, R.P.L.S. 4001

12 MAY 2025

STATE OF TEXAS
WM M COLEMAN
4001
REGISTERED PROFESSIONAL LAND SURVEYOR

DATE: 06-12-24
REVISIONS
04-26-24/Count
04-07-26/Annotations

Coleman & Assoc. Land Surveying
P.O. BOX 2001 DENTON, TEXAS 76202
TBPELS FIRM NO. 10194000
TBPLS FIRM NO. 10194000
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TITLE SURVEY

CLIENT
RAYZOR INVESTMENTS, LTD.
DENTON, TEXAS

0.857 ACRE TRACT 1

R. CHEWNING SY A-268
CITY OF DENTON
DENTON COUNTY, TEXAS

JOB NUMBER
24-2467

DRAWN: MGD
CHECKED: WMC

SCALE
1" = 60'

ORIGINAL PAPER
SIZE = 24"x36"

01
OF
01