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	NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
	C1	1018'58"	16.20'	90.00'	S 68°46'04" E	16.18'
	C2	3°31'40"	100.64	1634.46	S 61°50'46" E	100.62
	С3	40°34'13"	162.86'	230.00'	S 80°22'02" E	159.48'
	C4	6°20'40"	156.69'	1415.00'	N 76°10'31" E	156.61
	C5	5*22'02"	134.43'	1435.00'	S 76°39'50" W	134.38'
	C6	40°34'13"	177.02	250.00'	N 80°22'02" W	173.35'
	C7	3°24'38"	96.10	1614.46	N 61°47'15" W	96.09'

TO THE LIENHOLDERS AND/OR THE OWNERS AND/OR PURCHASERS OF THE PREMISES SURVEYED AND TO PROVIDENCE TITLE:

I hereby certify that on the 6th day of February, 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 48121CO370G, dated April 18, 2011. (Subject property lies in Zone A and Zone X approximately as shown).

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

## **FIELD NOTES** 11.769 ACRES

**BEING** all that certain lot, tract, or parcel of land situated in the William Roark Survey Abstract Number 1087 in Denton County, Texas, being a part of that certain tract of land conveyed by deed from Dawn C. Miller, Trustee to 5 Lane Ranch, Llc. recorded in Document Number 2025-6043, Real Property Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at a capped iron rod marked RPLS 4561 found for corner in the east line of South Bonnie Brae, a public roadway, said point being the southwest corner of that certain tract of land conveyed by deed from Mont L. Wilkes and Emrie A. Wilkes, Co-Trustees to Abraham Samuel De La Rosa and Bridgett Diane De La Rosa recorded in Document Number 2023-78290, Real Property Records, Denton County, Texas

THENCE S 73° 55' 33" E, 106.93 feet with the south line of said De La Rosa tract recorded in Document Number 2023-78290 to a capped iron rod marked RPLS 4561 found for corner;

**THENCE** along the arc of a curve to the right having a central angle of 10° 18' 58", a radius of 90.00 feet, an arc length of 16.20 feet, whose chord bears S 68° 46' 04" E, 16.18 feet with said south line of said De La Rosa tract recorded in Document Number 2023-78290 to a capped iron rod marked RPLS 4561 found for corner;

**THENCE** along the arc of a curve to the right having a central angle of 03° 31' 40", a radius of 1634.46 feet, an arc length of 100.64 feet, whose chord bears S 61° 50′ 46" E, 100.62 feet with said south line of said De La Rosa tract recorded in Document Number 2023-78290 to a capped iron rod marked RPLS 4561 found for corner;

**THENCE** along the arc of a curve to the left having a central angle of 40° 34' 13", a radius of 230.00 feet, an arc length of 162.86 feet, whose chord bears S 80° 22' 02" E, 159.48 feet with said south line of said De La Rosa tract recorded in Document Number 2023-78290 to a capped iron rod marked RPLS 4561 found for corner;

**THENCE** along the arc of a curve to the left having a central angle of 06° 20' 40", a radius of 1415.00 feet, an arc length of 156.69 feet, whose chord bears N 76° 10' 31" E, 156.61 feet with said south line of said De La Rosa tract recorded in Document Number 2023-78290 to a capped iron rod marked RPLS 4561 found for corner;

THENCE N 0° 50' 02" W, 26.70 feet with said south line of said De La Rosa tract recorded in Document Number 2023-78290 to a capped iron rod marked RPLS 4561 found for corner;

THENCE N 48° 24' 20" E, 360.00 feet with said south line of said De La Rosa tract recorded in Document Number 2023-78290 to a capped iron rod marked RPLS 4561 found for corner;

**THENCE** N 67° 39' 00" E, 173.10 with said south line of said De La Rosa tract recorded in Document Number 2023-78290 feet to a capped iron rod marked RPLS 4561 found for corner;

THENCE N 89° 08' 04" E, 137.29 feet to a capped iron rod marked RPLS 4561 found for corner at an inner ell of the remnant of that certain tract of land conveyed by deed from Mont L. Wilkes and Emrie A. Wilkes to Mont L. Wilkes and Emrie A. Wilkes, Co-Trustees recorded in Document Number 2022-85231, Real Property Records, Denton County, Texas;

**THENCE** S 00° 51' 56" E, 713.72 feet with a west line of said Mont L. Wilkes and Emrie A. Wilkes, Co-Trustees tract to a capped iron rod marked RPLS 4561 found for corner;

THENCE S 37° 26' 05" W, 518.17 feet with said west line of said Mont L. Wilkes and Emrie A. Wilkes, Co-Trustees tract to a point in a creek for corner, said point lying in the north line of that certain tract of land conveyed by deed from Christopher Todd Robinson and Joyce Lea Robinson, Trustees too Christopher Todd Robinson and Joyce Lea Robinson recorded under Document Number 2016-135860, Real Property Records, Denton County, Texas;

THENCE N 55° 24' 36" W, 143.11 feet with said creek and with the north line of said Robinson tract to a point in said creek for corner;

**THENCE** N 25° 43' 50" W, 153.49 feet with said creek and with the north line of said Robinson tract to a point in said creek for corner;

THENCE N 82° 45′ 52" W, 87.81 feet with said creek and with the north line of said Robinson tract to a point in said creek for corner, said point being the southeast corner of that certain tract of land conveyed by deed from Mont L. Wilkes and Emrie A. Wilkes to Abraham Samuel De La Rosa and Bridgett Diane De La Rosa recorded in Document Number 2023-73488, Real Property Records, Denton County, Texas;

THENCE N 0° 51' 56" W, 534.91 feet with the east line of said De La Rosa tract recorded in Document Number 2023-73488 to a capped iron rod marked RPLS 4561 found for corner at an inner ell of said De La Rosa tract recorded in Document Number 2023-73488;

**THENCE** along the arc of a curve to the right having a central angle of 05° 22' 02", a radius of 1435.00 feet, an arc length of 134.43 feet, whose chord bears S 76° 39' 50" W, 134.38 feet with north line of said De La Rosa tract recorded in Document Number 2023-73488 to a capped iron rod marked RPLS 4561 found for corner;

**THENCE** along the arc of a curve to the right having a central angle of 40° 34' 13", a radius of 250.00 feet, an arc length of 177.02 feet, whose chord bears N 80° 22' 02" W, 173.35 feet with said north line of said De La Rosa tract recorded in Document Number 2023-73488 to a capped iron rod marked RPLS 4561 found for corner;

**THENCE** along the arc of a curve to the left having a central angle of 03° 24' 38", a radius of 1614.46 feet, an arc length of 96.10 feet, whose chord bears N 61° 47' 15" W, 96.09 feet with said north line of said De La Rosa tract recorded in Document Number 2023-73488 to a capped iron rod marked RPLS 4561 found for corner:

**THENCE** S 87° 20' 47" W, 110.94 feet with said north line of said De La Rosa tract recorded in Document Number 2023-73488 to a capped iron rod marked RPLS 4561 found for corner in said east line of said South

THENCE N 1° 01' 30" W, 60.00 feet with said east line of said South Bonnie Brae to the PLACE OF BEGINNING containing 11.769 acres of land.

SURVEY PLAT 11.769 ACRES IN THE WILLIAM ROARK SURVEYA-1087

DENTON COUNTY, TEXAS PURCHASER: 5 LANE RANCH, LLC. *ANDMARK* 4238 I-35 NORTH (940) 382-4016 TX FIRM REGISTRATION NO. 10098600 FAX (940) 387-9784 | SCALE: 1"=100' | DATE: 06 FEBRUARY, 2025 | JOB NO: 2

B.L. = BUILDING LINE  $CATV = CABLE \ TV \ BOX$ CC/P = COVERED PATIO/PORCH C/D = CONCRETE DRIVEV/O = SANITARY SEWER CLEANOUT C/P = CONCRETE PATIO/PORCH C/W = CONCRETE SIDEWALK E.B. = ELECTRIC BOX F.I.R. = FOUND IRON ROD D.E. = DRAINAGE EASEMENT FOC = FIBER OPTIC CABLE L.P. = LIGHT POLE GLM = GAS LINE MARKERS.I.R = SET CAPPED 1/2" RPLS 4561 IRON ROD SSMH = SANITARY SEWER MANHOLE TEL. PED. = TELEPHONE BOX S.P. = SERVICE POLE STM MH=STORM SEWER MANHOLE W/D = WOOD DECKW/M = WATER METERW/V = WATER VALVEDENTON, TEXAS 76207 DRAWN BY: BTH PROVIDENCE TITLE G.F. 15700099

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