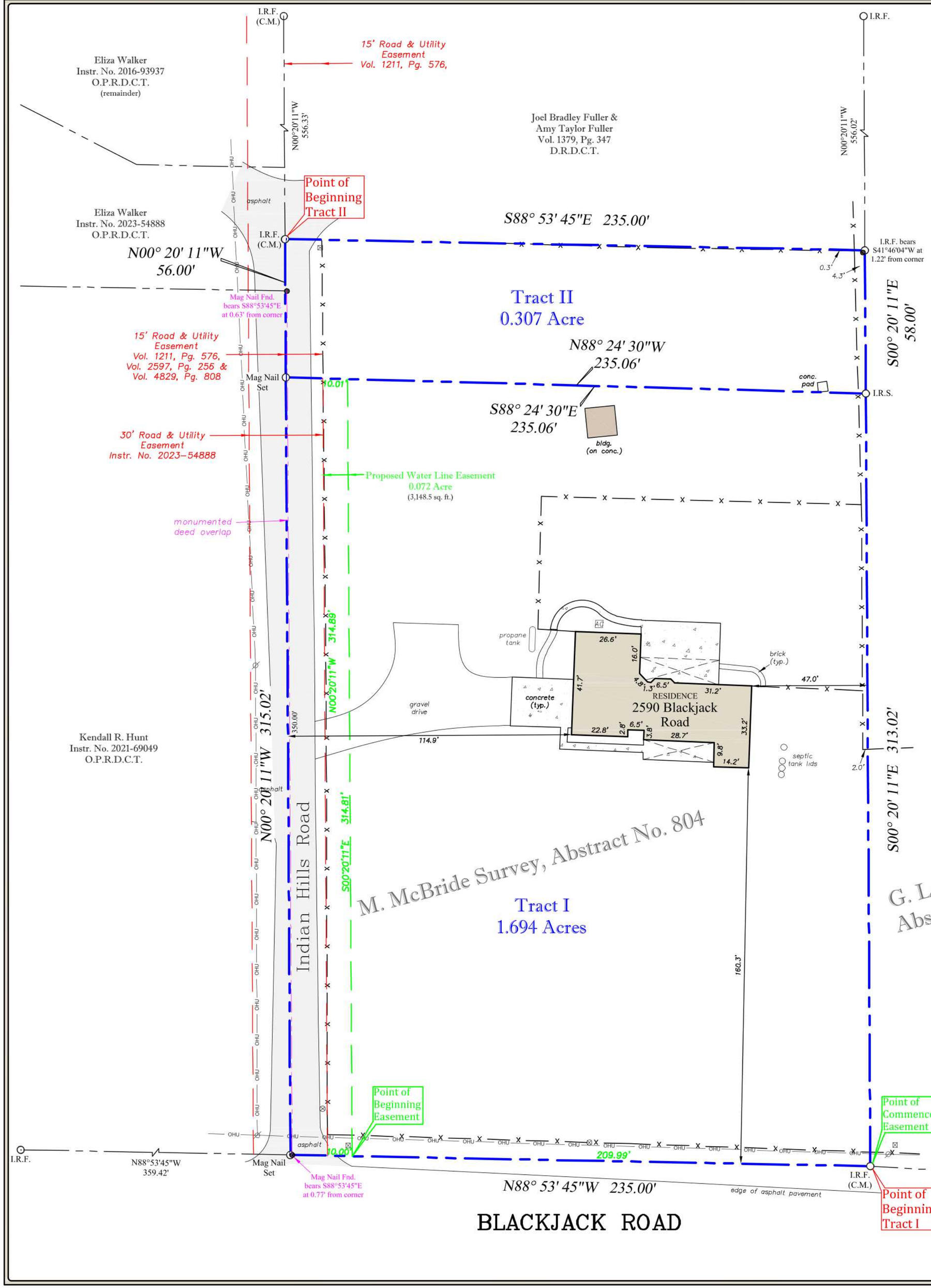

FIELD NOTES DESCRIPTION: 1.694 Acre Tract

BEING a 1.694 acre tract of land situated in the M. McBride Survey, Abstract Number 804, Denton County, Texas, and being a portion of that certain tract of land described by deed to Amy Taylor Fuller, recorded under Instrument Number 2025-130601, Official Public Records, Denton County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner being the southeast corner of the herein described tract, same point being southeast corner of said Fuller tract, and being the southwest corner of a tract of land described by deed to Paula Barber, recorded under Instrument Number 2025-35089, O.P.R.D.C.T., same point being in the monumented north right-of-way line of Blackjack Road;

THENCE North 88 degrees 53 minutes 45 seconds West, with the monumented north right-of-way line of said Blackjack Road, a distance of 235.00 feet to a Mag Nail set in asphalt road known as Indian Hills Road, from which a Mag nail found for the southeast corner of a tract of land described by deed to Kendall R. Hunt, recorded under Instrument Number 2021-69049, O.P.R.D.C.T. bears South 88 degrees 53 minutes 45 seconds East at 0.77 feet;

THENCE North 00 degrees 20 minutes 11 seconds West, with said Indian Hills Road, a distance of 315.02 feet to a Mag Nail set for corner being in the west line of said Fuller tract;

THENCE South 88 degrees 24 minutes 30 seconds East, over and across said Fuller tract, a distance of 235.06 feet to a 1/2 inch iron rod with blue cap stamped *"OLD TOWN SURVEYING"* set for corner being in the west line of said Barber tract;

THENCE South 00 degrees 20 minutes 11 seconds East, with the west line of said Barber tract, a distance of 313.02 feet to the **POINT OF BEGINNING** and containing 1.694 acres of land, more or less.

FIELD NOTES DESCRIPTION: 0.307 Acre Tract

BEING a 0.307 acre tract of land situated in the M. McBride Survey, Abstract Number 804, Denton County, Texas, and being a portion of that certain tract of land described by deed to Amy Taylor Fuller, recorded under Instrument Number 2025-130601, Official Public Records, Denton County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in asphalt road known as Indian Hills Lane for corner being the northwest corner of the herein described tract, same point being the northwest corner of said Fuller tract, and being the southwest corner of a tract of land described by deed to Joel Bradley Fuller and Amy Taylor Fuller, recorded in Volume 1379, Page 347, Deed Records, Denton County, Texas, same point being in the east line of a tract of land described by deed to Eliza Walker, recorded under Instrument Number 2023-54888, O.P.R.D.C.T.;

THENCE South 88 degrees 53 minutes 45 seconds East, with the south line of said Joel Bradley Fuller tract, a distance of 235.00 feet to the west line of a tract of land described by deed to Paula Barber, recorded under Instrument Number 2025-35089, O.P.R.D.C.T., same point being the southeast corner of said Fuller tract (Vol. 1379, Pg. 347), from which a 1/2 inch iron rod found bears South 41 degrees 46 minutes 04 seconds West at 1.22 feet;

THENCE South 00 degrees 20 minutes 11 seconds East, with the west line of said Barber tract, a distance of 58.00 feet to a 1/2 inch iron rod with blue cap stamped *"OLD TOWN SURVEYING"* set for corner being in the east line of said Fuller tract (Instr. No. 2025-130601);

THENCE North 88 degrees 24 minutes 30 seconds West, over and across said Fuller tract (Instr. No. 2025-130601), a distance of 235.06 feet to a "MAG" nail set for corner in said Indian Hills Road;

THENCE North 00 degrees 20 minutes 11 seconds West, with said Indian Hills Road, a distance of 56.00 feet to the **POINT OF BEGINNING** and containing 0.307 acres of land, more or less.

FIELD NOTES DESCRIPTION: Proposed Water Line Easement

BEING a 0.072 acre tract of land situated in the M. McBride Survey, Abstract Number 804, Denton County, Texas, and being a portion of that certain tract of land described by deed to Amy Taylor Fuller, recorded under Instrument Number 2025-130601, Official Public Records, Denton County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found for corner being the southeast corner of said Fuller tract, same point being the southwest corner of a tract of land described by deed to Paula Barber, recorded under Instrument Number 2025-35089, O.P.R.D.C.T., and being in the monumented north right-of-way line of Blackjack Road;

THENCE North 88 degrees 53 minutes 45 seconds West, with the monumented north right-of-way line of said Blackjack Road, a distance of 209.99 feet to the **POINT OF BEGINNING** of the herein described tract;

THENCE North 88 degrees 53 minutes 45 seconds West, continuing on with the monumented north right-of-way line of said Blackjack Road, a distance of 10.00 feet to a point for corner;

THENCE North 00 degrees 20 minutes 11 seconds West, over and across said Fuller tract, a distance of 314.89 feet to a point for corner;

THENCE South 88 degrees 24 minutes 30 seconds East, with the south line of said Joel Bradley Fuller tract, a distance of 10.01 feet to a point for corner;

THENCE South 00 degrees 20 minutes 11 seconds East, over and across said Fuller tract (Instr. No. 2025-130601), a distance of 314.81 feet to the **POINT OF BEGINNING** and containing 3,148.5 square feet or 0.072 acres of land, more or less.

30 0 15 30

SCALE: 1" = 30'

NOTES

- Bearings shown hereon are based on the Texas State Plane Coordinate System, North Central Zone 4202, NAD83 (U.S. Feet).
- Easement recorded in Vol. 581, Pg. 494 is centered on a water pipline, "as installed", and is not specifically located.

LEGEND:

	Boundary Line	C.M.	Controlling Monument
OHU	Overhead Utility Line	I.R.F.	1/2" Iron Rod Found (unless otherwise noted)
x	Fenceline (○ post)	I.P.F.	1/2" Iron Pipe Found
⊠	Utility box/ riser	I.R.S.	1/2" Iron Rod Set "Old Town Surveying" (blue cap)
⊗	Water Meter		
∅	Utility Pole		

Boundary Survey

2590 Blackjack Road, Aubrey, Texas

FreedomTitle
3624 Long Prairie Road, Suite 101, Flower Mound, TX 75022
Ph.: 972.899.5950
Fax: 1.855.457.9992

Freedom Title Co. G.F. No. 26074749FM-CC			
Fieldwork Date:	02/05/2026	Party Chief:	BH
Job No.:	20260227	Tech:	JJ

FLOOD NOTE: It is my opinion that the property described hereon is not within the 100-year floodplain as scaled per the Federal Emergency Management Agency Flood Insurance Rate Map, Community-Panel No. 480774 0235 G, present Effective Date of Map, April 18, 2011, herein property lies within Zone "X" Unshaded.

SURVEYORS CERTIFICATION:
The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct and to the best of my knowledge there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way that I have been advised of except as shown hereon. The building lines and easements shown hereon are per record map or plat unless otherwise noted. Use of this document is solely intended for the transaction reflected by the G.F. Number referenced hereon. Any other use is prohibited and at user's risk.

STATE OF TEXAS REGISTERED U.S. THOMAS WILLIAM MAUK 5119 PROFESSIONAL LAND SURVEYOR

March 13, 2026

Old Town Surveying, LLC.
Professional Land Surveyors
810 Office Park Circle, Suite 130, Lewisville, Texas, 75057
Ph. 469-293-8079 info@oldtownsurveying.com
TFRN Number: 10194611