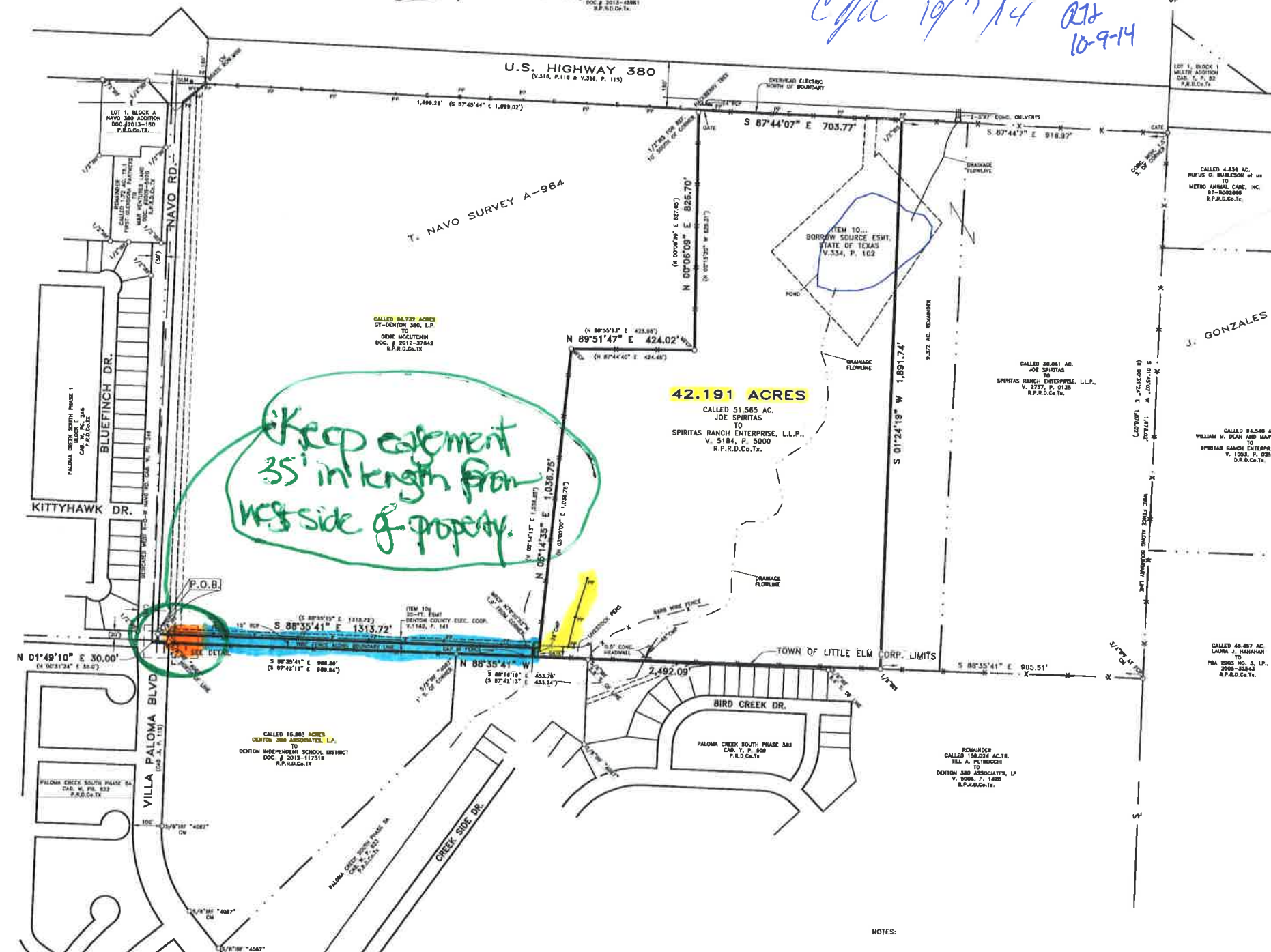
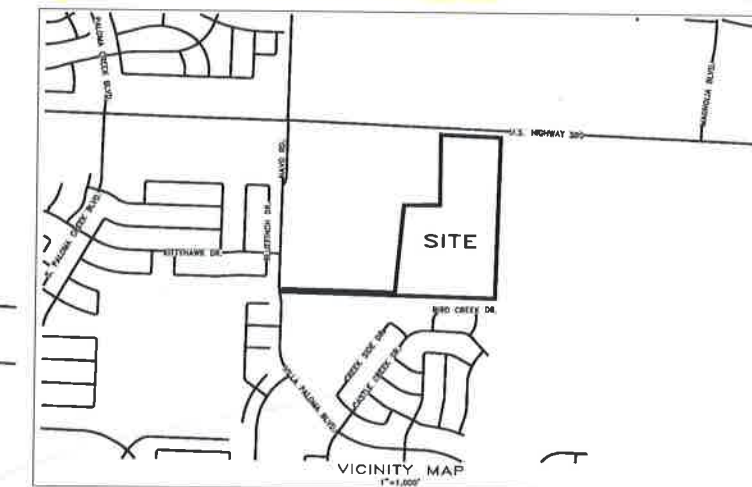


201405129-1

Maintain 55' of easement  
OK to release rest  
LA 10-8-14

Maintain 35' of easement  
OK to release the rest.  
Cfd 10/7/14  
10-9-14

DATE:  
3-11-14  
REVISIONS:



Keep easement  
35' in length from  
N.E. side of property.

42.191 Acres of Land

All that certain tract of land situated in the T. Navo Survey Abstract Number 964, Denton County, Texas and being a part of the called 51.565 acre tract from Joe Spiritas to Spiritas Ranch Enterprises, LP recorded in Volume 5184, Page 5000 of the said Real Property Records of Denton County, Texas; the subject tract being more particularly described as follows with bearings based on Texas Coordinate System of 1983 North Central Zone (4202) based on GPS ties to Geodetic Control:

BEGINNING for the Westerly Northwest corner of the tract being described herein at to a 5/8 inch iron rod found at the Westerly Northwest corner of the said 51.565 acre tract and the Southwest corner of the called 66.732 acre tract of land described in the deed from GY-Denton 380, LP to Gene McCutahin recorded in Document Number 2012-37842 of the said Real Property Records on the East side of Navo Road;

Thence South 88 Degrees 35 Minutes 41 Seconds East with the common line between the 66.732 acre tract and the 51.565 acre tract a distance of 1,313.72 feet to the most Southerly Southeast corner of the 66.732 acre tract from which a 4 inch metal fence corner post bears North 70 Degrees 20 Minutes 52 Seconds West a distance of 1.9 feet;

Thence Easterly along a wire fence with the common line between the 66.732 acre tract and the 51.565 acre tract the following three courses: 1. North 05 Degrees 14 Minutes 35 Seconds East a distance of 1,036.75 feet to a 4 inch metal fence corner post;

2. North 89 Degrees 51 Minutes 47 Seconds East a distance of 424.02 feet to a 4 inch metal fence corner post;

3. North 00 Degrees 06 Minutes 09 East passing at a distance of 816.70 feet a 1/2 inch iron rod with a yellow plastic cap stamped "COLEMAN RPLS 4001" set (herein after referred to as 1/2IRS) for reference and continuing, in all, a total distance of 826.70 feet to the Northerly Northwest corner of the 51.565 acre tract and the Northeast corner of the 66.732 acre tract on the South right-of-way line of U. S. Highway 380 in a large Hackberry tree;

THENCE South 87 Degrees 44 Minutes 07 Seconds East along a wire fence with the said South right-of-way line and the North line of the 51.565 acre tract a distance of 703.77 feet to a 1/2IRS for the Northeast corner of the herein described tract from which the Northeast corner of the called 30.061 acre tract described in the deed from Joe Spiritas to Spiritas Ranch Enterprises, LLP recorded in Volume 2737, Page 135 of the Real Property Records bears South 87 Degrees 44 Minutes 07 West a distance of 916.97 feet;

THENCE South 01 Degree 24 Minutes 19 Seconds West severing the 51.565 acre tract a distance of 1,891.74 feet to a 1/2IRS at the base of a fence post on the South line thereof in a barbed wire fence from which a 3/4 inch iron pipe found at the Southeast corner of the said 30.061 acre tract bears South 88 Degrees 35 Minutes 41 Seconds East a distance of 905.51 feet and also being in the North line of the called 159.024 acre tract described in the deed from Tili A. Petrocchi to Denton 380 Associates, L.P. recorded in Volume 5006, Page 1428 of the said Real Property Records;

THENCE North 88 Degrees 35 Minutes 41 Seconds West along the said barbed wire fence with the North line of the said 159.024 acre tract and the South line of the 51.565 acre tract passing at a distance of 1,031.66 feet, 3.8 feet North of a 5/8 inch iron rod found at the Northwest corner of Paloma Creek South, Phase 5B2 as shown by the plat thereof recorded in Cabinet Y, Page 509 of the Plat Records of Denton County, Texas and also being the Northeast corner of Paloma Creek South, Phase 5A as shown by the plat thereof recorded in Cabinet W, Page 823 of the said Plat Records; and further passing at a distance of 1,485.43, 1.0 feet North of a 5/8 inch iron rod with a plastic cap stamped "4087" found at the Northwest corner of the said Phase 5A and the Northeast corner of the called 15.803 acre tract described in the deed from Denton 380 Associates, LP to Denton Independent School District recorded in Document Number 2012-117318 of the said Real Property Records; and further passing at a distance of 2,452.2 feet, 4.9 feet South of the said 15.803 acre tract and continuing along the same course with the South line of the 51.565 acre tract, in all, a total distance of 2,492.09 feet to a 1/2IRS for the Southwest corner thereof on the East side of Navo Road;

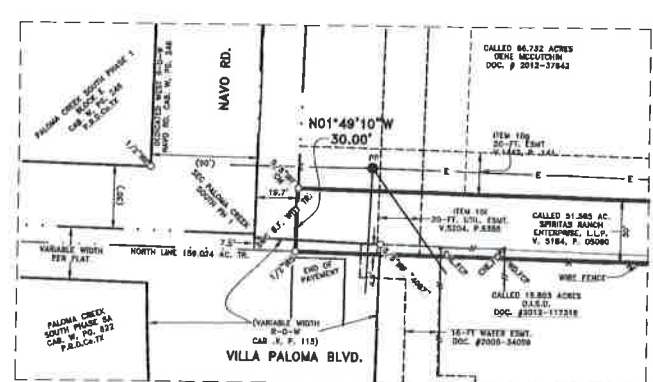
THENCE North 01 Degree 49 Minutes 10 Seconds East along the East side of Navo Road with the West line of the 51.565 acre tract a distance of 30.00 feet to the PLACE OF BEGINNING and enclosing 42.191 acres of land, more or less.

NOTES:

- 1. THE SUBJECT TRACT (SPIRITAS RANCH ENTERPRISES, LLP TRACT V.5184, P.5000) CALLS FOR THE ".... EAST BOUNDARY LINE OF A PUBLIC ROAD, ..." AND IS THE LINE HELD ON THE THIS SURVEY. THE PLAT OF PALOMA CREEK SOUTH, PHASE 1 (CAB. W, PG. 245) DEDICATES 50 FEET OF RIGHT-OF-WAY FROM THE MIDDLE OF NAVO ROAD (SEE DETAILS 1 & 2). UNTIL 1978, THE ORIGINAL DEED LINES IN NAVO ROAD WERE RECOGNIZED AS THE BOUNDARY LINE CALLED FOR IN DEEDS TO BOTH SIDES. THE WITT ESTATE CONVEYED 66.8 ACRES TO SMOOTHERMAN (V. 918, PG. 845) CALLING FOR THE EAST SIDE OF THE ROAD AND NOT THE WEST LINE OF THE ORIGINAL WITT TRACT, LEAVING A GAP OF 0.17 OF AN ACRE.
- 2. THE PLATS OF PALOMA CREEK SOUTH, PHASE 5B2 (CAB. Y, PG. 509) AND PALOMA CREEK SOUTH, PHASE 5A (CAB. W, PG. 823) AND VILLA PALOMA BLVD. (CAB. X, PG. 115) AS MONUMENT ON THE GROUND, CREATES A GAP/OVERLAP WITH THE SOUTH LINE OF THE SPIRITAS RANCH ENTERPRISES, LLP TRACT (V. 5184, PG. 5000) AS SHOWN ON THE MAP ABOVE. THE FENCE HAS BEEN RECOGNIZED AS THE BOUNDARY IN DEEDS TO BOTH SIDES AND FITS THE CALLS IN BOTH PARENT TRACTS.

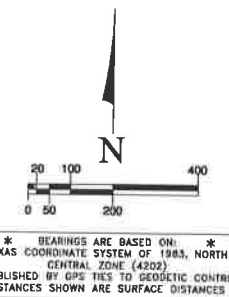
TITLE COMPANY COMMITMENT NOTES:  
SURVEYOR RELIED ON TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, OF No. 145258, EFFECTIVE DATE FEBRUARY 17, 2014, ISSUED MARCH 04, 2014, FOR INFORMATION REGARDING ENCUMBRANCES ON SUBJECT PROPERTY AND DID NOT ABSTRACT PROPERTY FOR EASEMENTS AND/OR OTHER RESTRICTIONS.

- CHICAGO TITLE INSURANCE COMPANY OF No. 145258 (REFERENCED BY ITEM NUMBER)
- 10.
- a) EASEMENT TO W.J. WALKER AND G.M. WALKER, RECORDED IN VOLUME 260, PAGE 576 DOES NOT AFFECT THE PROPERTY.
- b) EASEMENT TO DENTON COUNTY ELECTRIC COOPERATIVE, INC RECORDED IN VOLUME 404, PAGE 307 AND REDEFINED IN EASEMENT RECORDED IN VOLUME 1142, PAGE 141 SERVES THE PROPERTY AS SHOWN HEREON.
- c) EASEMENT TO BRAZOS ELECTRIC POWER COOPERATIVE, INC., RECORDED IN VOLUME 535, PAGE 320 IS NOT LOCATABLE AS DESCRIBED.
- d) EASEMENT TO DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO.11 RECORDED IN VOLUME 5204, PAGE 5335 AFFECTS THE PROPERTY AS SHOWN HEREON.



LEGEND

( )	PLAT/DEED CALLS
B.L.	BUILDING LINE
.....	CONTROLLING MONUMENT
CM	CORROGATED METAL PIPE
CLM	GAS LINE MARKER
IRF	IRON ROD FOUND
IRS	1/2" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "COLEMAN RPLS 4001"
"4087"	PLASTIC CAP STAMPED "4087"
MFCP	METAL FENCE CORNER POST
PP	POWER POLE
RCF	REINFORCED CONCRETE PIPE
ROW.MON	RIGHT-OF-WAY MONUMENT
WV	WATER VALVE
---	SUBJECT BOUNDARY LINE
---	PROPERTY LINE
X-X	BARBED WIRE FENCE
---	CHAIN LINK FENCE
---	ELECTRIC LINE



\* BEARINGS ARE BASED ON:  
TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202)  
ESTABLISHED BY GPS TIES TO GEODETIC CONTROL  
DISTANCES SHOWN ARE SURFACE DISTANCES

Coleman & Assoc.  
Land Surveying

DATE: 3-11-14  
REVISIONS:

42.191 ACRES OF LAND  
BOUNDARY SURVEY  
T. NAVO SURVEY A-964  
DENTON COUNTY, TEXAS

JOB NUMBER  
13-1891  
DRAWN: MGD  
CHECKED: WMC

SCALE  
1" = 100'  
ORIGINAL PAPER  
SIZE = 24"x36"

01  
OF  
01

I DO HEREBY STATE THAT THIS SURVEY MAP WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION DURING THE MONTH OF NOVEMBER, 2013.

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.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

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