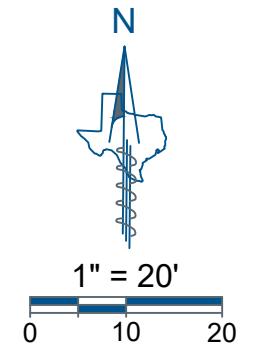


LAND TITLE SURVEY

J. BROCK SURVEY,
ABSTRACT NO. 55



LEGAL DESCRIPTION

Being a 0.83 acre tract of land in the W. R. Teague Survey, Abstract Number 1266, situated in the City of Denton, Denton County, Texas, being a portion of a called 0.25 acre tract of land conveyed to RVB Enterprises, LLC by deed of record in Document Number 2022-82455 of the Official Records of Denton County, Texas, and being a portion of a called 0.58 acre tract of land conveyed to Westplex Renewal Co., LLC, by deed of record in Document Number 2021-178937 of the Official Records of Denton County, Texas.

FLOOD NOTE

This property is located in **Non-shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 480194 as shown on Map Number 48121C0380G.

SURVEYOR NOTES

- This survey was performed without the benefit of an Abstract of Title or Title Commitment. Research of record documents done by Eagle Surveying was performed for the purpose of determining the boundary of this property and adjoining parcels. Additional record documents may exist and encumber this property.
- The bearings shown on this survey are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
- 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 1410 Morse Street in the City of Denton, Denton County, Texas, on March 14, 2024.

ALTERATIONS AND ERRORS

This survey is the work product of the signing surveyor and may not be altered or modified in any manner, except by the signing surveyor. Any alteration or modification performed to this survey by any party except for the signing surveyor will be prosecuted to the fullest extent of the law. The surveyor will not be responsible to the client for any typos or errors for which a correction is not requested by the client within thirty days following the issuance of this survey.

CALLED 3.016 ACRES
DENTON HOUSING AUTHORITY
VOL. 4716, PG. 722
R.P.R.D.C.T.

UNDERGROUND
STORM
SHELTER

0.258 ACRES
11,255 SQ. FT.

RVB ENTERPRISES, LLC.
DOC. NO. 2022-82455
O.R.D.C.T.

ONE STORY
METAL
BUILDING

W.R. TEAGUE SURVEY,
ABSTRACT NO. 1266

0.576 ACRES
25,074 SQ. FT.

WESTPLEX RENEWAL CO., LLC.
DOC. NO. 2021-178937
O.R.D.C.T.

LOT 44, BLOCK 5
WILLOWCREEK ADDITION,
SECTION TWO
CAB. J, PG. 119
VOL. 7, PG. 36
P.R.D.C.T.

LOT 43, BLOCK 5
WILLOWCREEK ADDITION,
SECTION TWO
CAB. J, PG. 119
VOL. 7, PG. 36
P.R.D.C.T.

DRAINAGE EASEMENT
CAB. J, PG. 119
VOL. 7, PG. 36
P.R.D.C.T.

CALLED 0.436 ACRES
CITY OF DENTON
DOC. NO. 2007-112978
O.R.D.C.T.

SURVEYORS CERTIFICATION
I hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II survey, 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.

Matthew Raabe
R.P.L.S. # 6402

PRELIMINARY
this document shall not be
recorded for any purpose
and shall not be used or
viewed or relied upon as a
final survey document

LEGEND

	Electric Meter		Overhead Utilities		1/2" Capped Iron Rod Set
	Power Pole		Survey Abstract Line		Capped Iron Rod Found
	Light Pole		Edge of Asphalt		Iron Pipe Found
	Air Conditioning Unit		Chain Link Fence		Cabinet
	Sanitary Clean Out		Wire Fence		Volume
	Water Meter		Wood Fence		Page
	Water Valve		Building		Document Number
	Fire Hydrant		Cover		Official Records, Denton County, Texas
	Mail Box		Concrete		Denton County, Texas
	Unidentified Vault		Boundary Monumentation		Denton County, Texas
					Real Property Records, Denton County, Texas

JOB NUMBER
2403.023
DATE
03/26/2024
REVISION
-
DRAWN BY
CMW



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