



METES AND BOUNDS DESCRIPTION

Being a 3.781 acre tract of land situated in the L.H. McNeil Survey Abstract No. 845 and M.A. Shrock Survey Abstract No. 1666, in the Town of Little Elm, Denton County, Texas, being a remaining portion of three tracts of land called Tract I, II, and III described in Contract of Sale to XYZ Property Management, LLC, recorded in Instrument No. 2011-97163, of the Official Public Records of Denton County, Texas, (O.P.R./D.C.T.) said 3.781 acre tract of land being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod with cap marked "Arthur-Survey" found for the southwest corner of a tract of land (called Parcel 72 ~ 8,507 sq. ft. or 0.1953 acres) for right-of-way described in deed to the State of Texas in Instrument No. 2008-79564, O.P.R./D.C.T., the most east corner of a tract of land (called Parcel 63 Part 2 ~ 1,1068 acres) for right-of-way described in deed to the State of Texas in Instrument No. 2009-121744, O.P.R./D.C.T., being in the common line of said XYZ Tract I and of a tract of land (called Tract H-717-1) to the United States of America in Volume 389, Page 368, D.R./D.C.T. and LIS Pendens Volume 3, Page 137, D.R./D.C.T., said point also being in the south line of E. Eldorado Parkway - F.M. Road 720 (right-of-way varies);

THENCE S. 88°44'52" E., with the south line of said Parcel 72 same being the south line of said E. Eldorado Parkway, passing at a distance of 459.46 feet a 1/2 inch iron rod with cap marked "Arthur-Survey" found in the common line of said XYZ Tract I and Tract II, said point also being the southeast corner of said Parcel 72 and the southwest corner of a tract of land (called Parcel 74 ~ 11,438 sq. ft. or 0.2626 acres) for right-of-way described in deed to the State of Texas in Instrument No. 2008-79563, O.P.R./D.C.T., continuing with the south line of E. Eldorado Parkway same being the south line of said Parcel 74, a total distance of 1125.82 to a 1/2 inch iron rod with cap marked "Arthur-Survey" found for the southeast corner of said Parcel 74 and the southwest corner of a tract of land (called Parcel 63 Part 3 ~ 0.1409 acres) for right-of-way described in said deed to the State of Texas in Instrument No. 2009-121744, O.P.R./D.C.T., said point also being in the common line of said XYZ Tract III and a tract of land (called Tract H-713) to the United States of America, in Instrument No. 390, Page 327, D.R./D.C.T.;

THENCE S. 00°35'50" W., with the common line of said XYZ Tract III and said Tract H-713, a distance of 38.28 feet to a 3 inch brass disk in concrete stamped Corps-Eng found for the southeast corner of said Tract III and a north corner of said Tract H-717-1 tract;

THENCE S. 64°29'23" W., with the south line of said Tract III and a north line of said Tract H-717-1, a distance of 444.53 feet to a 3 inch brass disk in concrete stamped Corps-Eng found for the common south corner of said Tracts II and III;

THENCE N. 79°11'11" W., with the south line of said Tract II and Tract I same being a north line of said Tract H-717-1, a distance of 400.30 feet to a 3 inch brass disk in concrete stamped Corps-Eng found for angle point;

THENCE N. 61°32'53" W., with the common line of said Tract I and said Tract H-717-1, a distance of 376.20 feet to the **POINT OF BEGINNING** and **CONTAINING** 164,681 square feet, or 3.781 acres of land, more or less.

LEGEND:

- ANC. ~ ANCHOR
- BP ~ BRADFORD PEAR TREE
- BD ~ BOIS D'ARC TREE
- B.M. ~ BENCHMARK
- CB ~ CHINA BERRY TREE
- CE ~ CEDAR ELM TREE
- CD ~ CEDAR TREE
- F.H. ~ FIRE HYDRANT
- HB ~ HACKBERRY TREE
- ICV ~ IRRIGATION CONTROL VALVE
- LO ~ LIVE OAK TREE
- L.P. ~ LIGHT POLE
- M.H. ~ MANHOLE
- MSQ ~ MESQUITE TREE
- PEC ~ PECAN TREE
- P.P. ~ POWER POLE
- S.S. ~ SANITARY SEWER
- WM ~ WATER METER
- WV ~ WATER VALVE

- Notes:**
1. C.M. denotes controlling monument.
 2. The basis of bearing and elevation for this survey is the Texas State Plane Coordinate System, NAD83, Texas North Central Zone, 4202, realization 2011, based upon GPS measurements, according to the SmartNet GPS Reference Network, Vertical Datum NAVD -88, GEOID 2018.
 3. Property may be subject to current building setbacks and requirements.
 4. The Surveyor has not abstracted the record title and/or easements of the subject property. The Surveyor prepared this survey without the benefit of a title commitment and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property.
 5. Underground utilities not shown.

I, **Kurtis R. Webb**, a Registered Professional Land Surveyor, hereby certify that the foregoing Plat was compiled from an accurate survey made on the ground under my personal supervision.

Kurtis R. Webb
Registered Professional Land Surveyor Registration No. 4125

TOPOGRAPHIC SURVEY AND TREE SURVEY

3.781 ACRES IN THE L.H. McNEIL SURVEY ABSTRACT NO. 845 AND M.A. SHROCK SURVEY ABSTRACT NO. 1666

Town of Little Elm, Denton County, Tx.

KEETON SURVEYING COMPANY
H.B. KEETON M.S. "STEVE" KEETON
REGISTERED PROFESSIONAL LAND SURVEYORS
2037 DALWORTH STREET GRAND PRairie, TEXAS
PHONE: (972) 641-0843 TBPELS FIRM NO. 10090500
E-MAIL: ksc4019@stcglobal.net

DATE: 9/24/24 SCALE: FILE:
1"=40' 1400 E. ELDORADO TOPO

K-2024LAND-PROJECTS/1400 E. ELDORADO