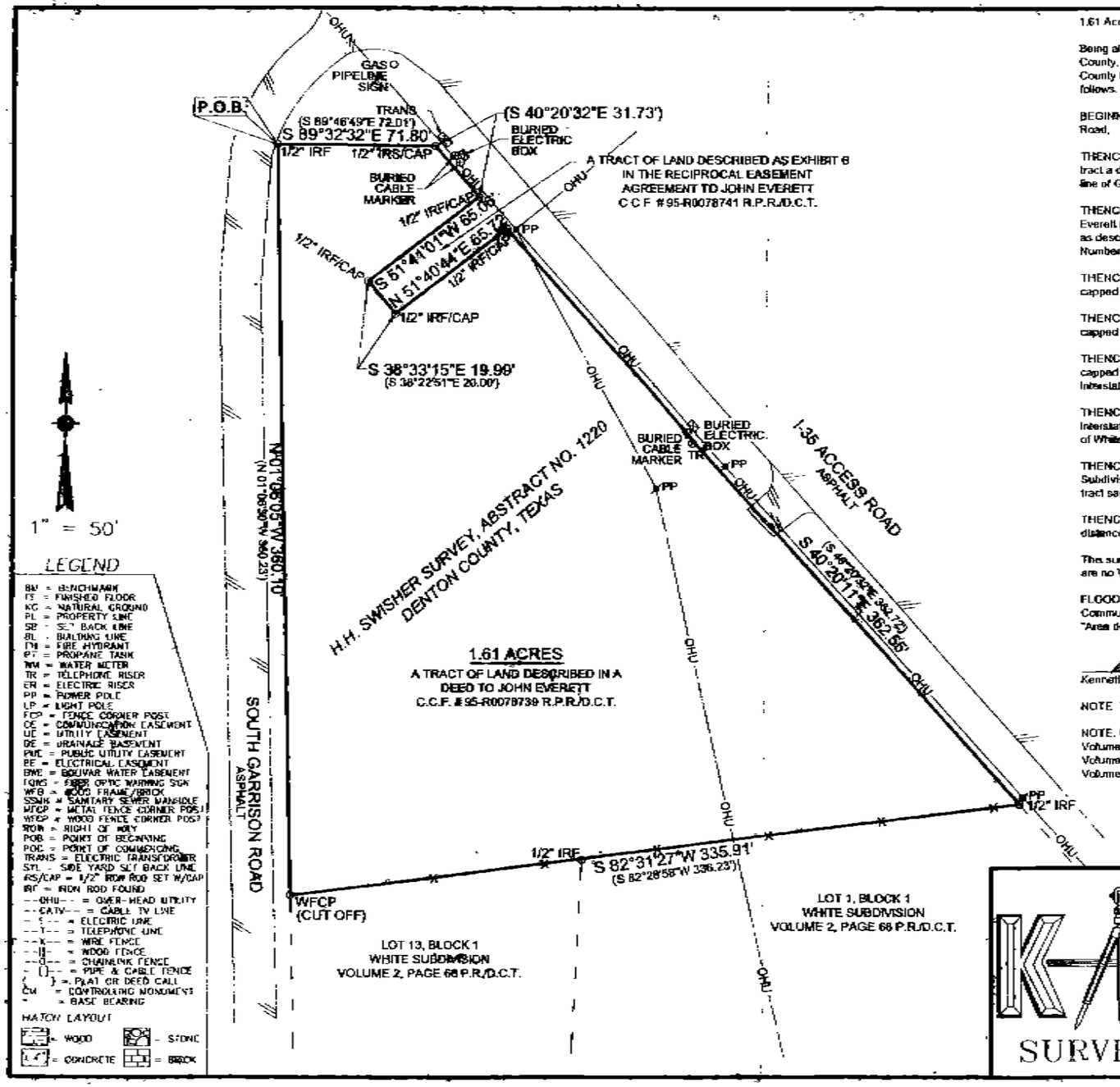

LEGEND

BM = BENCHMARK
FF = FINISHED FLOOR
NG = NATURAL GROUND
PL = PROPERTY LINE
SB = SET BACK LINE
BL = BUILDING LINE
FH = FIRE HYDRANT
PT = PROPANE TANK
WM = WATER METER
TR = TELEPHONE RISER
ER = ELECTRIC RISER
PP = POWER POLE
LP = LIGHT POLE
FCP = FENCE CORNER POST
CE = COMMUNICATION EASEMENT
UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT
PUE = PUBLIC UTILITY EASEMENT
EE = ELECTRICAL EASEMENT
BWE = BOLIVAR WATER EASEMENT
FOWS = FIBER OPTIC WARNING SIGN
WFB = WOOD FRAME/BRICK
SSMH = SANITARY SEWER MANHOLE
MFCP = METAL FENCE CORNER POST
WFCP = WOOD FENCE CORNER POST
ROW = RIGHT OF WAY
POB = POINT OF BEGINNING
POC = POINT OF COMMENCING
TRANS = ELECTRIC TRANSFORMER
STL = SIDE YARD SET BACK LINE
IRS/CAP = 1/2" IRON ROD SET W/CAP
IRF = IRON ROD FOUND
--OHU-- = OVER-HEAD UTILITY
--CATV-- = CABLE TV LINE
--E-- = ELECTRIC LINE
--T-- = TELEPHONE LINE
--X-- = WIRE FENCE
--#-- = WOOD FENCE
--O-- = CHAINLINK FENCE
--()-- = PIPE & CABLE FENCE
( ) = PLAT OR DEED CALL
CM = CONTROLLING MONUMENTS
~ = BASE BEARING

HATCH LAYOUT

WOOD, STONE, CONCRETE, BRICK

1.61 Acres

Being all that certain tract or parcel of land being situated in the H.H. Swisher Survey, Abstract Number 1220, City of Corinth, Denton County, Texas, and being all of a called 1.61 acre tract of land described in a Deed from Terry B. Kafka to John Everett as recorded in County Clerk's File Number 95-R0078739 of the Real Property Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the Northwest corner of said Everett tract in the Southeast right-of-way line of South Garrison Road;

THENCE South 89 Degrees 32 Minutes 32 Seconds East with the South right-of-way line of said Road and the North line of said Everett tract a distance of 71.80 feet to a 1/2" capped iron rod set for the Northeast corner thereof at the intersection of said South right-of-way line of Garrison Road and the West right-of-way line of Interstate Highway I-35;

THENCE South 40 Degrees 20 Minutes 32 Seconds East with the West right-of-way line of said Interstate and the East line of said Everett tract a distance of 31.73 feet to a capped iron rod found for corner being the Northeast corner of a called 0.030 acre tract of land as described as Exhibit B in the Reciprocal Easement Agreement from Terry B. Kafka to John Everett as recorded in County Clerk's File Number 95-0078741 of the Real Property Records, Denton County, Texas;

THENCE South 51 Degrees 41 Minutes 01 Seconds West with the North line of said 0.030 acre tract a distance of 65.06 feet to a capped iron rod for corner same being the Northwest corner of said 0.030 acre tract;

THENCE South 38 Degrees 33 Minutes 15 Seconds East with the West line of said 0.030 acre tract a distance of 19.99 feet to a capped iron rod found for corner same being the Southwest corner of said 0.030 acre tract;

THENCE North 51 Degrees 40 Minutes 44 Seconds East with the South line of said 0.030 acre tract a distance of 65.72 feet to a capped iron rod found for corner same being the Southeast corner of said 0.030 acre tract in the said West right-of-way line of said Interstate Highway;

THENCE South 40 Degrees 20 Minutes 11 Seconds East with the East line of said Everett tract and the West right-of-way line of said Interstate Highway a distance of 362.55 feet to a 1/2" iron rod found for the Southeast corner thereof and the Northeast of Lot 1, Block 1 of White Subdivision recorded in Volume 2, Page 68 of the Plat Records, Denton County, Texas;

THENCE South 82 Degrees 31 Minutes 27 Seconds West with the South line of said Everett tract and the North line of said White Subdivision along and near a fence a distance of 335.91 feet to a wood fence corner post found for the Southwest corner of said Everett tract same being the Northwest corner of Lot 13, Block 1 of said Subdivision in the east right-of-way line of said South Garrison Road;

THENCE North 01 Degrees 08 Minutes 05 Seconds West with the said east line of said Road and the West line of said Everett tract a distance of 360.10 feet to the POINT OF BEGINNING and enclosing 1.61 acres of land more or less.

This survey correctly represents the results of an on-the-ground survey made under my direction and supervision on 1-7-2004. There are no visible or apparent intrusions, protrusions, or easements except as shown hereon.

FLOOD STATEMENT: I have examined the F.E.M.A. Flood Insurance Rate Maps for the city of Corinth, Denton County, Texas, Community Number 481143, effective date 03-30-98 and that map indicates this property is within " Non-Shaded Zone C" defined as "Area determined to be outside 500-year floodplain" as shown in Panel 393 F of said map.

Kenneth A. Zollinger R.P.L.S. No. 5312 Date 1-8-04

NOTE: This survey sketch was performed and is only valid for G.F. Number 0322047DE

NOTE: Only the Following Easements supplied to me have been reviewed and addressed as follows;
Volume 336, Page 423, Easement to Texas Power & Light Company does affect
Volume 336, Page 638, Easement to Texas Power & Light Company does affect
Volume 650, Page 335, Easement to City of Corinth does affect 10' wide centered on pipe as installed, no visible sign

STATE OF TEXAS REGISTERED KENNETH A ZOLLINGER 5312 PROFESSIONAL LAND SURVEYOR

Reviewed By: K.A.Z.
GF NO: 0322047DE
REV 1: -
REV 2:
REV 3:
REV 4:

K A Z SURVEYING

1200 W. University Dr.
DENTON, TX 76201
(940)382-3446

JOB NUMBER:	040007
DRAWN BY:	M.D.R.
CHECKED BY:	K.A.Z.
DATE:	1-7-2004

R.P.L.S.
KENNETH A. ZOLLINGER