

**NOTES:**

1. BEARING BASIS DERIVED FROM GPS OBSERVATIONS MADE ON THE GROUND. TEXAS NORTH CENTRAL NAD 83.

**S. J. HAWKINS SURVEY  
ABSTRACT NO. 580**

STATE OF TEXAS  
RIGHT-OF-WAY  
VOL. 400, PG. 315  
O.P.R.D.C.T.

**T. HICKS SURVEY  
ABSTRACT NO. 590**

ARKA DOE CREEK  
INVESTMENTS LLC.,  
TRACT 3  
CALLED 23.559 ACRES  
DOCUMENT # 2016-154610  
O.P.R.D.C.T.

CON. MON. FOUND  
P.O.B.  
S 00°30'01" E 17.55'  
IRF  
BRAZOS ELECTRIC POWER COOPERATION, INC.  
CLERK'S FILE NO. 2017-98147 TRACT 1  
AND  
CLERK'S FILE NO. 2017-98148 R.P.R.D.C.T.

2.453 ACRES  
KNOWLES B. CORNWELL  
REVOCABLE TRUST  
TRACT 1  
CALLED 2.456 ACRES  
DOCUMENT # 2017-137433  
O.P.R.D.C.T.

COUNTY OF DENTON/ STATE OF TEXAS  
VOLUME 429, PAGE 183  
R.P.R.D.C.T.

DENTON COUNTY ELECTRIC COOPERATIVE, INC.  
CLERK'S FILE NO. 2014-122918  
R.P.R.D.C.T.

BRAZOS ELECTRIC POWER COOPERATION, INC.  
CLERK'S FILE NO. 2017-98147 TRACT 2  
AND  
CLERK'S FILE NO. 2017-98148 R.P.R.D.C.T.

STATE OF TEXAS  
RIGHT-OF-WAY  
VOL. 400, PG. 315  
O.P.R.D.C.T.

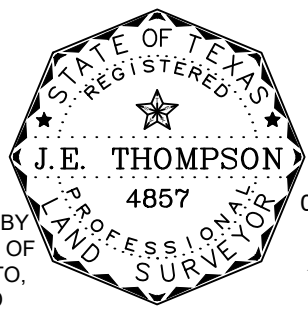
DAVID J. KIRCH  
CALLED 34.4606 ACRES  
VOL. 3060, PG. 706  
R.P.R.D.C.T.

ROCKHILL PKWY  
VIRGINIA PARKWAY PHASE 1B  
DOCUMENT # 2009-101  
P.R.D.C.T.

1/2" IRF

LEGEND	
	= PROPERTY CORNER
	= BENCHMARK
	= TELEPHONE/UTILITY RISER (TR/UR)
	= BURIED CABLE MARKER (BCM)
	= TELEPHONE MANHOLE (TMH)
	= POWER/UTILITY POLE (PP/UP)
	= LIGHT POLE (LP)
	= GUY WIRE (GUY)
	= ELECTRIC VAULT (VLT)
	= ELECTRIC TRANSFORMER (TRAN)
	= WATER METER (WM)
	= WATER VALVE (WV)
	= CAPPED IRON ROD FOUND
	= IRON ROD FOUND
	= CAPPED IRON ROD SET
	= METAL FENCE CORNER POST
	= WOOD FENCE CORNER POST
	= PLAT/DEED CALLS
	= POINT OF BEGINNING
	= RIGHT-OF-WAY
	= CONCRETE SURFACE
	= ASPHALT SURFACE
	= GRAVEL SURFACE

LINETYPE LEGEND	
	PROPERTY LINE =
	EASEMENT LINES =
	DEED/LOT LINES =
	ADJOINER LINES =
	OVERHEAD UTILITY =
	ASPHALT ROAD =
	GRAVEL ROAD =
	FENCE LINES =
	SURVEY LINES =



**CERTIFY TO:** AJAY KUMAR GUGGILLA, COMMONWEALTH LAND AND TITLE INSURANCE COMPANY, KNOWLES B. CORNWELL REVOCABLE TRUST

**CERTIFICATION:**  
THIS SURVEY HAS BEEN PREPARED IN CONNECTION WITH GF #CW-2228-2200282200183 AND I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PREPARED FROM AN ACCURATE ON-THE-GROUND SURVEY OF THE PREMISES DEPICTED HEREON AND DESCRIBED IN THE LEGAL DESCRIPTION ATTACHED HERETO, CONDUCTED UNDER MY DIRECTION AND SUPERVISION ON 06/01/2022 AND THAT THE FINDINGS AND RESULTS OF SAID SURVEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE SIZE, TYPE AND LOCATION OF VISIBLE AND APPARENT PERMANENT IMPROVEMENTS ARE AS SHOWN, AND THAT SAID SURVEY CORRECTLY SHOWS THE LOCATION OF ALL ALLEYS, STREETS, MAINTAINED RIGHTS-OF-WAY, AND EASEMENTS OF RECORD, AS SUPPLIED TO ME, OF WHICH THE UNDERSIGNED IS AWARE OR HAS BEEN ADVISED AFFECTING THE SUBJECT PREMISES ACCORDING TO THE DESCRIPTIONS OF RECORD, AND THAT EXCEPT AS SHOWN THERE ARE NO VISIBLE OR APPARENT INTRUSIONS, CONFLICTS OR PROTRUSIONS.

J.E. THOMPSON II R.P.L.S. No 4857

**ERRORS:** THE CLIENT OR CLIENT'S REPRESENTATIVES WILL HAVE 45 DAYS FROM THE DATE THE SURVEY WAS ISSUED TO CHANGE ANY MISSPELLINGS OR ANY ERRORS ON THE SURVEY REPORT, AFTER THIS TIME HAS EXPIRED ALL PARTIES INVOLVED MUST ACCEPT THE SURVEY AS ISSUED.



111 N. DIXON ST.  
GAINESVILLE, TX 76240  
PH. 940-665-9105  
TBPLS FIRM NO. 10048000

DRAWN BY: EDC Jr.	DATE: 06/03/2022	JOB NO. 22113	SCALE: 1" = 200'	PAGE: 1 OF 3
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**LAND TITLE SURVEY  
TRACT 1  
2.453 ACRES  
IN THE T. HICKS SURVEY, ABSTRACT NO. 590  
CITY OF LITTLE ELM, DENTON COUNTY, TEXAS**