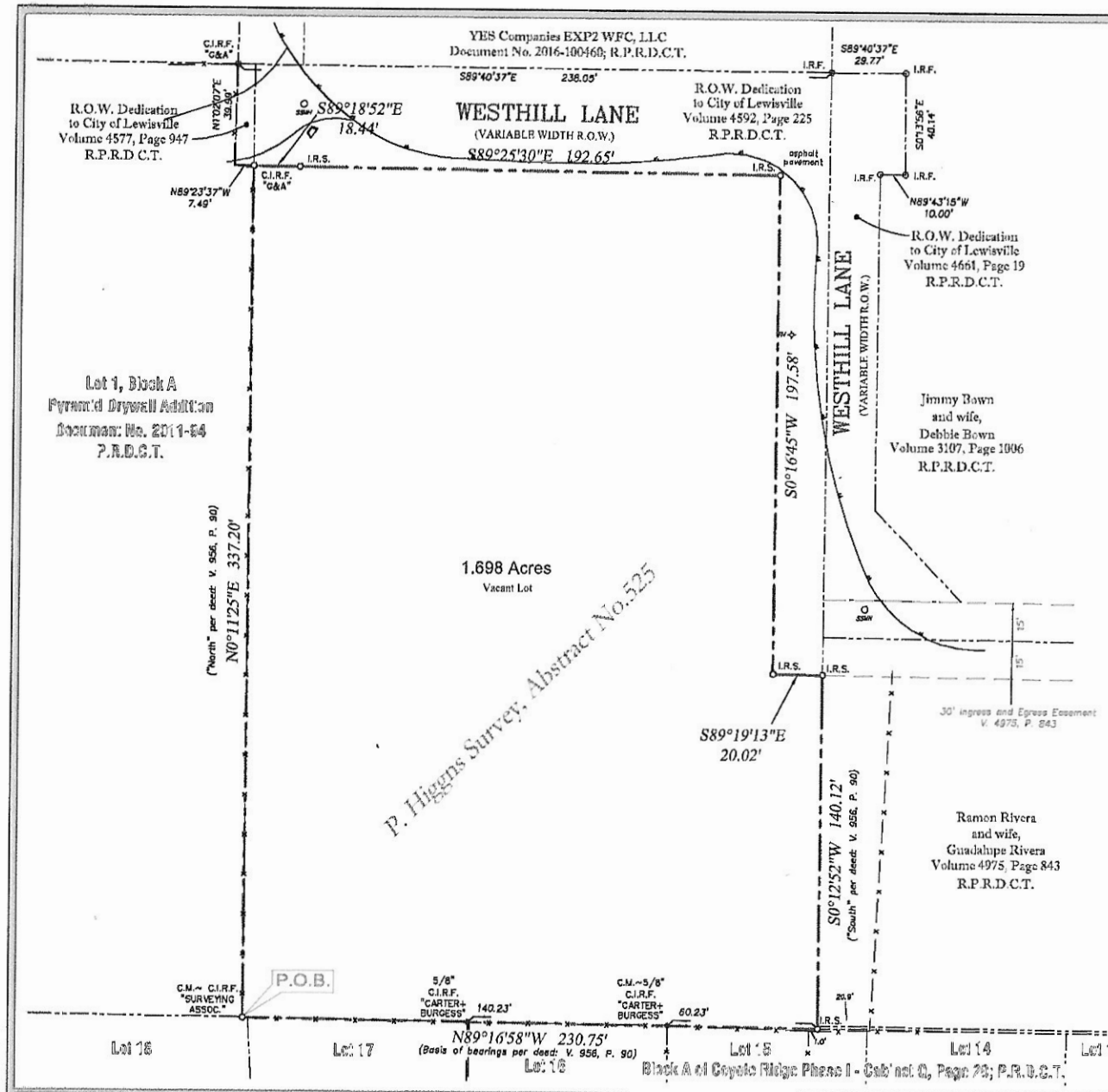

FIELD NOTE DESCRIPTION:

BEING a 1.698 acre tract of land situated in the P. Higgins Survey, Abstract No.525, in the City of Lewisville, Denton County, Texas, and being that same tract of land described by deed to Jerry D. Huckabee and wife, Wilma A. Huckabee, as recorded in Volume 956, Page 90 of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a ½ inch capped iron rod stamped "SURVEYING ASSOC." found for the southwest corner of the herein described tract, same being the southeast corner of LOT 1, Block A of Pyramid Drywall Addition, an addition to the City of Lewisville, Denton County, Texas, according to the Plat hereof recorded in Document No. 2011-94, of the Plat Records of Denton County, Texas (P.R.D.C.T.), and being in the north line of Lot 18, Block A of Coyote Ridge Phase I, an addition to the City of Carrollton, Denton County, Texas, according to the Plat thereof recorded in Cabinet Q, Page 20, P.R.D.C.T.;

THENCE North 00 degrees 11 minutes 25 seconds East, with the east line of said Pyramid Addition, a distance of 337.20 feet to a ½ inch capped iron rod stamped "G & A" found for corner, same being the southeast corner of that certain Right-Of-Way deed to the City of Lewisville, as described and recorded in Volume 4577, Page 947, R.P.R.D.C.T., same being the westernmost southwest corner of that certain Right-Of-Way deed to the City of Lewisville, as described and recorded in Volume 4592, Page 225, R.P.R.D.C.T., both Right-Of-Way tracts being commonly known as "Westhill Lane";

THENCE traversing over and across said Huckabee tract and with southerly and westerly lines of said Westhill Lane and Right-Of-Way deed recorded in Volume 4592, Page 225, the following four (4) courses and distances:

1) South 89 degrees 18 minutes 52 seconds East, a distance of 18.44 feet to a ½ inch capped iron rod stamped "ARTHUR SURVEYING COMPANY" set (I.R.S.) for corner;

2) South 89 degrees 25 minutes 30 seconds East, a distance of 192.65 feet to an I.R.S. for corner;

3) South 00 degrees 16 minutes 45 seconds West, a distance of 197.58 feet to an I.R.S. for corner;

4) South 89 degrees 19 minutes 13 seconds East, a distance of 20.02 feet to an I.R.S. for corner, same being in the west line of that certain tract of land described by deed to Ramon Rivera and wife, Guadalupe Rivera, as recorded in Volume 4975, Page 843, R.P.R.D.C.T.;

THENCE South 00 degrees 12 minutes 52 seconds West, partially with the west line of said Rivera tract, a distance of 140.12 feet to an I.R.S. for corner, same being in the north line of Lot 15 of said Block A of Coyote Ridge Phase I,

THENCE North 89 degrees 16 minutes 58 seconds West, with the north line of said Coyote Ridge Phase I, passing at a distances of 60.23 feet and 140.23 feet, 5/8 inch capped iron rods stamped "CARTER–BURGESS" found for the northeast corner of Lot 16 and 17 of said Coyote Ridge Phase I, continuing on said course for a total distance of 230.75 feet to the **POINT OF BEGINNING** and containing total of 1.698 acres of land, more or less, and being subject to any and all easements that may affect.

LEGEND

— X —	FENCE (AT CENTER OF FENCE POST)	WM	WATER METER
— OHE —	OVERHEAD POWER	WV	WATER VALVE
PP	POWER POLE	IV	IRRIGATION CONTROL VALVE
LP	LIGHT POLE	S	TRAFFIC/PARKING SIGN
GUY	GUY WIRE(S)		
I.R.F.	IRON ROD FOUND		
I.R.S.	IRON ROD SET	TMH	TELEPHONE MANHOLE
TXDOT R.O.W.	TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT	CATV	CABLE TELEVISION SUB-SURFACE BOX
F.C.P.	FENCE CORNER POST		CONCRETE
I.P.F.	IRON PIPE FOUND		EDGE OF ASPHALT
FH	FIRE HYDRANT		COVERED AREA
SS/CO	SANITARY SEWER CLEAN-OUT		NOTE: ALL IRON RODS FOUND ARE 1/2" UNLESS OTHERWISE NOTE. ALL IRON RODS SET ARE 1/2" WITH YELLOW CAP STAMPED "ARTHUR SURVEYING COMPANY"
SSMH	SANITARY SEWER MANHOLE		

GRAPHIC SCALE 1" = 30'
0' 15' 30' 60'

BOUNDARY SURVEY

1.698 acre tract
out of the
P. Higgins Survey, Abstract No.525
City of Lewisville, Denton County, Texas

PC/TECH: JB/SWM DATE: 01-31-18 SCALE: 1"= 30' ASC NO.: 18010672

(mailing address)
... Westhill Lane
Lewisville, Texas

Note: This survey was prepared without the benefit of a title search, therefore no search of recorded easements was performed on subject property.

SURVEYOR'S CERTIFICATION: The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct and to the best of my knowledge, there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way that I have been advised of except as shown hereon.

FLOOD NOTE: It is my opinion that the property described hereon is not within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480195 0565 G, present effective date of map, April 18, 2011, herein property situated within Zone "X".

ARTHUR
LAND SURVEYING
220 Elm St., # 200 - Lewisville, TX 75057
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arthursurveying.com Established 1986

STATE OF TEXAS REGISTERED THOMAS WILLIAM MAUK 5116 PROFESSIONAL LAND SURVEYOR