

VICINITY MAP NOT TO SCALE W CONGRESS ST **PROJECT** W PARKWAY ST PEARL ST GREGG ST

BEING a 0.449 acre tract of land situated in the Robert Beaumont Survey, Abstract No. 31 and the William Neill Survey, Abstract No. 971, City of Denton, Denton County, Texas, and being known as a part of Lots 6 and 8, Block 1 per the Plat of Barb's Addition, as recorded in Volume Q, Pages 136 and 137 of the Deed Records of Denton County, Texas, and also being a part of that certain tract of land described in a Warranty Deed to the City of Denton, Texas, as recorded in Volume 572, Page 262 of the Deed Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found for the Southeast corner of a called 0.258 acre tract of land described in a Deed to United Through H.O.P.E. Inc., as recorded in Document No. 2015-114949 of the Official Records of Denton County, Texas, same being the intersection of the West line of Bolivar Street (50' right-of-way) with the North line of Parkway Street (a variable width right-of-way), from which a 1/2 inch iron rod capped "RPLS 4561" found for the Northeast corner of said 0.258 acre tract bears North 00°39'34" East a distance of 74.97 feet:

THENCE South 88°24'42" West along the North line of said Parkway Street, for a distance of 150.09 feet to a point for the Southeast corner of a called 1.37 acre tract of land described in a Deed to Adam C. Burkett, as recorded in Document No. 2004-5898 of the Official Records of Denton County, Texas;

THENCE North 87°44'21" West continuing along the North line of said Parkway Street, for a distance of 56.57 feet to a 60d nail found for an angle point in the South line of said 1.37 acre tract;

THENCE North 80°32'16" West continuing along the North line of said Parkway Street, for a distance of 30.60 feet to a 60d nail found for the most Southerly Southwest corner of said 1.37 acre tract;

THENCE North 75°08'22" West continuing along the North line of said Parkway Street, for a distance of 70.93 feet to a 5/8 inch iron rod capped "TNP" set for the POINT OF BEGINNING for the herein described

THENCE North 72°25'02" West continuing along the North line of said Parkway Street, for a distance of 81.46 feet to a 5/8 inch iron rod capped "TNP" set for the beginning of a curve to the left;

THENCE in a Northwesterly direction, continuing along the North line of said Parkway Street, and along said curve to the left having a central angle of 12°11'36", a radius of 585.00 feet, a chord bearing of North 78°30'50" West, a chord distance of 124.26 feet and an arc length of 124.50 feet to an "X" cut in concrete set for the end of said curve;

THENCE North 84°36'38" West continuing along the North line of said Parkway Street, for a distance of 35.71 feet to a 5/8 inch iron rod capped "TNP" set for the South end of a flare in the East line of Carroll Boulevard (a variable width right-of-way);

THENCE North 25°20'34" West along said flare in the East line of said Carroll Boulevard, for a distance of 23.11 feet to a 5/8 inch iron rod capped "TNP" set for the North end of said flare;

THENCE North 00°00'19" East along the East line of said Carroll Boulevard, for a distance of 78.59 feet to a 5/8 inch iron rod capped "TNP" set for corner;

THENCE North 90°00'00" East departing the East line of said Carroll Boulevard, for a distance of 20.09 feet to a 5/8 inch iron rod capped "TNP" set for corner;

THENCE South 83°53'14" East for a distance of 87.21 feet to a 5/8 inch iron rod capped "TNP" set for the beginning of a non-tangent curve to the right;

THENCE in a Southeasterly direction, along said non-tangent curve to the right having a central angle of 02°45'00", a radius of 254.00 feet, a chord bearing of South 63°00'41" East, a chord distance of 12.19 feet and an arc length of 12.19 feet to a 5/8 inch iron rod capped "TNP" set for the end of said curve;

THENCE South 83°36'51" East for a distance of 11.47 feet to a 5/8 inch iron rod capped "TNP" set for corner;

THENCE South 06°22'29" West for a distance of 4.96 feet to a 5/8 inch iron rod capped "TNP" set for the beginning of a non-tangent curve to the right;

THENCE in a Southeasterly direction, along said non-tangent curve to the right having a central angle of 25°07'01", a radius of 254.00 feet, a chord bearing of South 46°15'33" East, a chord distance of 110.46 feet and an arc length of 111.35 feet to a 5/8 inch iron rod capped "TNP" set for the end of said curve;

THENCE South 33°42'02" East for a distance of 65.86 feet to the POINT OF BEGINNING, and containing 0.449 acres of land, more or less.

SURVEYOR'S CERTIFICATE

TO: THE CITY OF DENTON, TEXAS AND DENTON CHAMBER OF COMMERCE:

I, Todd B. Turner, Registered Professional Land Surveyor, State of Texas, do hereby state that the plat hereon was prepared from a Survey performed on the ground under my supervision, the corner monuments shown hereon were set or found as described and is a true and correct Survey to the best of my knowledge and belief.

TODD B. TURNER

4859



Registration Professional Land Surveyor No. 4859

Date of Plat or Map: December 21, 2020

SURVEY NOTES:

- 1. All property corners are marked with a 5/8 inch iron rod with cap stamped "TNP" set, unless otherwise noted hereon.
- 2. Bearings of lines shown hereon are referenced to Grid North of the Texas Coordinate System of 1983 (North Central Zone No. 4202, NAD83 (2011) Epoch 2010), as derived locally from RTK Network continuously operating reference stations (CORS) via real time kinematic (RTK) methods. The distances shown hereon represent surface values using an average Combination Factor of 1.000150630 to scale from grid to surface.
- 3. As determined by scaled map location and graphical plotting on FEMA Flood Insurance Rate Maps, Community Panel No. 48121C0360G, dated April 18, 2011, this property lies within Zone "AE". Zone "AE" - is defined as areas within a special flood hazard area (SFHAs) subject to inundation by the 1% annual chance flood and base flood elevations determined.
- 4. Utility information shown hereon is based on above ground evidence only. Underground utilities have not been located and/or identified. Additional utilities may affect this property that are not shown hereon.
- 5. This Exhibit was prepared with benefit of Abstractor's Report, File No. 8825016, provided by Fidelity National Title Group that covers time frame of 9-4-73 thru 9-14-20. For easements, rights-of-way and/or other matters of record may affect this tract the Surveyor relied solely on said Abstractor's Report.

STANDARD LAND TITLE SURVEY

0.449 ACRES

BEING A TRACT OF LAND SITUATED IN THE ROBERT BEAUMONT SURVEY, ABSTRACT NO. 31 AND THE WILLIAM NEILL SURVEY, ABSTRACT NO. 971 PART OF LOTS 6 AND 8, BLOCK 1 OF BARB'S ADDITION City of Denton, Denton County, Texas

DEN20522

DECEMBER 2020

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