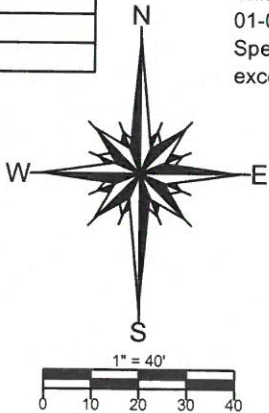


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	280.00'	189.14'	185.56'	N 58°14'42" W	38°42'10.26"

LEGEND

	= POWER POLE	R.O.W.	= RIGHT-OF-WAY		= CONCRETE
	= LIGHT POLE	FIR	= FOUND IRON ROD		= BRICK
	= GUY WIRE	FIR/CAP	= FOUND IRON ROD W/CAPPED		
	= ELECTRIC METER	SIR	= SET IRON ROD W/CAPPED		
	= WATER METER	(= PLAT OR DEED CALL		
	= STORM DRAIN MANHOLE	POB	= POINT OF BEGINNING		
	= TELEPHONE MANHOLE		= WOOD FENCE		
	= ELECTRIC VAULT		= OVER-HEAD UTILITIES		
	= TELEPHONE VAULT		= ASPHALT		

LINE	BEARING	DISTANCE
L1	N 87°07'52" E	18.46'
L2	N 01°01'03" E	18.88'
L3	N 01°09'04" E	21.43'



TRACT I:

All that certain lot, tract or parcel of land lying and being situated in the City of Denton, Denton County, Texas and being a part of the R. Beaumont Survey, Abstract Number 31 and also being a part of Lot 7, Block 1, Barbs Addition, as shown in Plat recorded in Cabinet Q, Page 136, Plat Records, Denton County, Texas and also being the remainder of that called Tract I of land described in deed to The Denton Chamber of Commerce, Inc. recorded in Instrument Number 1994-88837, Real Property Records, Denton County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a P.K. nail set at the Northeast corner of said Tract I, same being the Northwest corner of a tract of land described in deed to Tommy L. Caruthers, Sr. and Patricia Ann Caruthers, recorded in Instrument Number 2017-4934, Real Property Records, Denton County, Texas, in the South line of Congress Street;

THENCE South 01 degree 09 minutes 04 seconds West, along the common line of said Tract I and said Caruthers tract, a distance of 150.00 feet to a capped iron rod set stamped "KAZ";

THENCE North 89 degrees 49 minutes 24 seconds West, a distance of 85.00 feet to a capped iron rod set stamped "KAZ" in the East line of Carroll Boulevard;

THENCE North 01 degree 08 minutes 23 seconds East, along said East line, a distance of 130.30 feet to a "X" cut set at the Southwest corner of a tract of land described in deed to the City of Denton, recorded in Instrument Number 2009-94812, Real Property Records, Denton County, Texas;

THENCE North 87 degrees 07 minutes 52 seconds East, along the common line of said Tract I and said City of Denton tract, a distance of 18.46 feet to a "X" cut set at the Southeast corner of said City of Denton tract;

THENCE North 01 degree 01 minute 03 seconds East, along the common line of said Tract I and said City of Denton tract, a distance of 18.88 feet to a "X" cut set at the Northeast corner of said City of Denton tract in the South line of Congress Street;

THENCE South 89 degrees 41 minutes 03 seconds East, along said South line, a distance of 66.65 feet to the POINT OF BEGINNING and containing 0.28 of an acre of land, more or less.

TRACT II:

All that certain lot, tract or parcel of land lying and being situated in the City of Denton, Denton County, Texas and being a part of the R. Beaumont Survey, Abstract Number 31 and also being a part of Lot 6, Block 1, Barbs Addition, as shown in Plat recorded in Cabinet Q, Page 136, Plat Records, Denton County, Texas and also being all of that called Tract II of land described in deed to The Denton Chamber of Commerce, Inc. recorded in Instrument Number 1994-88837, Real Property Records, Denton County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a 1 inch iron pipe found at the Northeast corner of said Tract II same being the Southeast corner of a tract of land described in deed to Tommy L. Caruthers, Sr. and Patricia Ann Caruthers, recorded in Instrument Number 2017-4934, Real Property Records, Denton County, Texas;

THENCE South 02 degrees 08 minutes 48 seconds West, a distance of 118.66 feet to a 1/2 inch capped iron rod found at the beginning of a curve to the left with a radius of 280.00 feet and a chord bearing and distance of North 58 degrees 14 minutes 42 seconds West, a distance of 185.56 feet;

THENCE along said curve, an arc length of 189.14 feet, to a Nail found;

THENCE North 01 degree 09 minutes 04 seconds East, a distance of 21.43 feet to a capped iron rod set at the Southeast corner of a called Tract I of the aforementioned The Denton Chamber of Commerce, Inc. tract, same being the Southwest corner of said Caruthers tract;

THENCE South 89 degrees 49 minutes 24 seconds East, along the South line of said Caruthers tract, a distance of 161.80 feet to the POINT OF BEGINNING and containing 0.21 of an acre of land, more or less.

FLOOD STATEMENT: I have reviewed the F.E.M.A. Flood Insurance Rate Map for the City of Denton, Community Number 480194 effective date 4-18-2011 and that map indicates as scaled, that this property is within "Shaded Zone AE" defined as "Special Flood Hazard Areas subject to inundation by the 1% annual chance flood (100-year); with Base Flood Elevations determined", a portion of which lies in the "Floodway" defined as "The channel of a stream plus any adjacent floodplain areas that must be kept free of encroachments" as shown on Panel 360 G of said map.

SURVEYORS CERTIFICATION

Certified to The Denton Chamber of Commerce, Inc.

This survey correctly represents the results of an on-the-ground survey made under my direction and supervision on 01-07-2021, and substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition II Survey. There are no apparent encroachments, intrusions or protrusions except as shown hereon.



TX FIRM REGISTRATION # 10002100

1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446

JOB NUMBER: 210003
DRAWN BY: MMF
DATE: 01-07-2021
R.P.L.S.
KENNETH A. ZOLLINGER