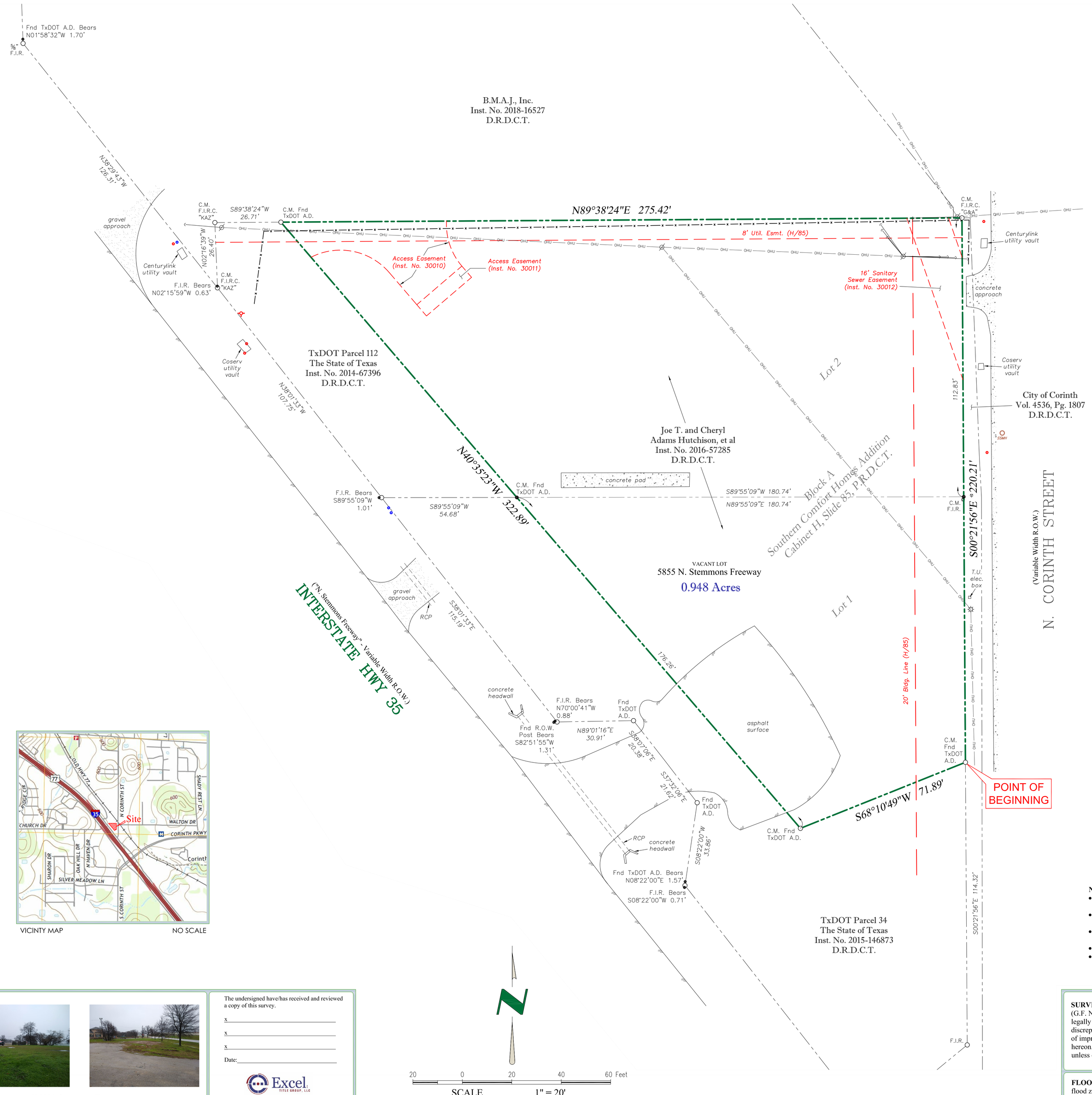

VICINITY MAP NO SCALE

DESCRIPTION:

BEING part of Lot 1 and Lot 2, Block A, Southern Comfort Homes Addition, an addition to the Town of Corinth, Denton County, Texas according to the plat thereof recorded in Cabinet H, Slide 85, Plat Records, Denton County, Texas (P.R.D.C.T.), being that same tract of land as conveyed to Joe T. and Cheryl Adams Hutchison, et al by deed recorded in Instrument Number (Inst. No.) 2016-57285, Deed Records, Denton County, Texas (D.R.D.C.T.), and being more particularly described by metes and bounds as follows (bearings are based on Texas State Plane Coordinate System, North Central Zone (NAD 83, U.S. Feet) with a combined scale factor of 1.00015063):

BEGINNING at a found Texas Department of Transportation Aluminum Disk (TxDOT A.D.) found for the southeast corner of the herein described tract of land, same being in the present west line of N. Corinth Street (a variable width right-of-way), and being in the west line of a tract of land as described to City of Corinth by deed recorded in Volume 4536, Page 1807, D.R.D.C.T., also being the easternmost northeast corner of a tract of land as described to The State of Texas by deed recorded in Inst. No. 2015-146873, D.R.D.C.T.;

THENCE South 68 degrees 10 minutes 49 seconds West, with a north line of said State of Texas tract, a distance of 71.89 feet to a found TxDOT A.D. found for corner, same being in an interior ell corner thereof, and being in the present northeast line of Interstate Highway 35 (a variable width right-of-way);

THENCE North 40 degrees 35 minutes 23 seconds West, with the northeast line of said Interstate Highway 35, and with the northeast line of said State of Texas tract (Inst. No. 2015-146873) passing at a distance of 176.26 feet a TxDOT A.D. found on line, same being the common east corners of State of Texas tracts recorded in Inst. No. 2015-146873 and Inst. No. 2014-67396, D.R.D.C.T., and continuing on with the northeast line of said State of Texas tract (Inst. No. 2014-67396) for a total distance of 322.89 feet to a TxDOT A.D. found for corner, same being the northeast corner thereof, and being in the south line of a tract of land as described to B.M.A.J., Inc. by deed recorded in Inst. No. 2018-16527, D.R.D.C.T.;

THENCE North 89 degrees 38 minutes 24 seconds East, with the south line of said B.M.A.J., Inc. tract, a distance of 275.42 feet to a 1/2 inch iron rod with cap stamped "G&A" found for corner, same being in the present west line of said N. Corinth Street;

THENCE South 00 degrees 21 minutes 56 seconds East, with the present west line of said N. Corinth Street, and with the west line of said City of Corinth tract, passing at a distance of 112.83 feet a 1/2 inch iron rod found on line, and continuing for a total distance of 220.21 feet to the **POINT OF BEGINNING** and containing 0.948 acres of land, more or less.

LEGEND

	FENCE		WATER METER
	OVERHEAD UTILITY		WATER VALVE
	POWER POLE		IRRIGATION CONTROL VALVE
	LIGHT POLE		CABLE MARKER
	GUY WIRE(S)		TELE. RISER
F.I.R.	FOUND IRON ROD		GAS METER
S.I.R.	SET IRON ROD		BOLLARD
TxDOT A.D.	TEXAS DEPARTMENT OF TRANSPORTATION ALUMINUM DISK		CONCRETE
F.C.P.	FENCE CORNER POST		EDGE OF ASPHALT
F.I.P.	FOUND IRON PIPE		COVERED AREA
	FIRE HYDRANT		NOTE: ALL IRON RODS FOUND ARE 1/2" UNLESS OTHERWISE NOTED. ALL IRON RODS SET ARE 1/2" WITH YELLOW CAP STAMPED "ARTHUR SURVEYING COMPANY"
	SANITARY SEWER CLEAN-OUT		
SSMH SANITARY SEWER MANHOLE	STMH STORM SEWER MANHOLE		

NOTES:

- Bearings are based on Texas State Plane Coordinate System, North Central Zone (NAD 83, U.S. Feet) with a combined scale factor of 1.00015063.
- Easement recorded in Vol. 448, Pg. 443 is blanket in nature and includes the subject property.
- Easement recorded in Vol. 650, Pg. 274 is centered on a pipeline not located at the time of this survey.
- Easement recorded in Inst. No. 30012 affects the subject property as shown.
- Right-of-Way dedications recorded in Vol. 4536, Pg. 1807, Inst. No. 2014-67396 & Inst. No. 2015-146873 affect the subject property as shown.

CATEGORY 1-A
CONDITION II
LAND TITLE SURVEY

0.948 Acres out of
Southern Comfort Homes Addition
City of Corinth
Denton County, Texas

P.C. / Tech: B.H. / C.M. DATE: 02-11-2020 SCALE: 1"=20' ASC NO.: 2002.1350

5855 N. Stemmons Freeway
Corinth, Texas

The undersigned have/has received and reviewed a copy of this survey.

x_____

x_____

x_____

Date:_____

Excel Title Group, LLC
4401 N. Interstate 35, Suite 101
Denton, Texas 76207
Ph.: 972.696.9583

SURVEYORS CERTIFICATION: The undersigned does hereby certify to Excel Title Group (G.F. No. 20-0001513FS) 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. The bearings shown hereon are based on the above referenced recorded map or plat unless otherwise noted.

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. 481143 0395 G, present effective date of map, April 18, 2011, herein property situated within Zone "X" (Unshaded).

ARTHUR LAND SURVEYING
220 Elm St., # 200 - Lewisville, TX 75057
Ph. 972.221.9439 - TFRN# 10063800
arthursurveying.com Established 1986

STATE OF TEXAS REGISTERED THOMAS WILLIAM MAUK 5119 PROFESSIONAL LAND SURVEYOR