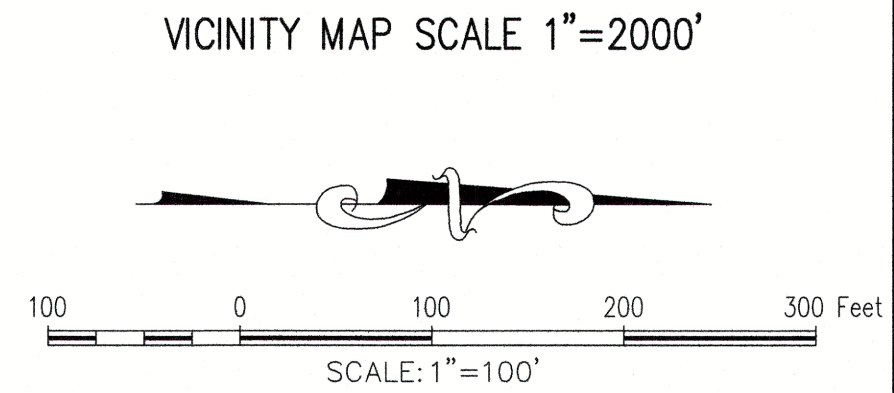
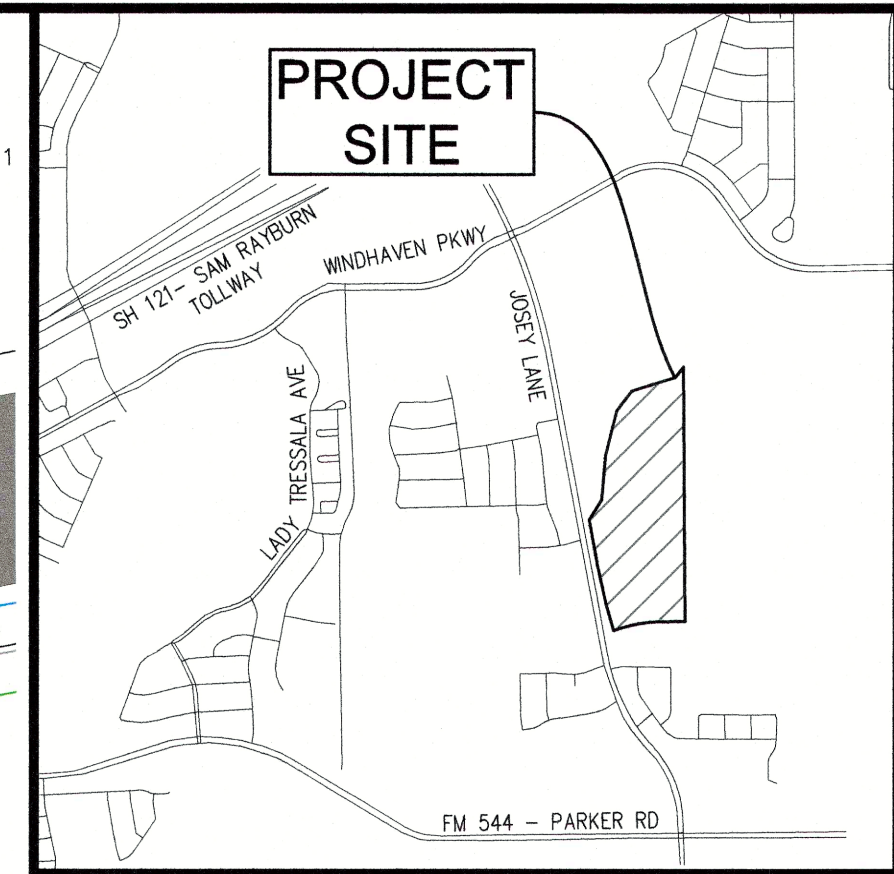
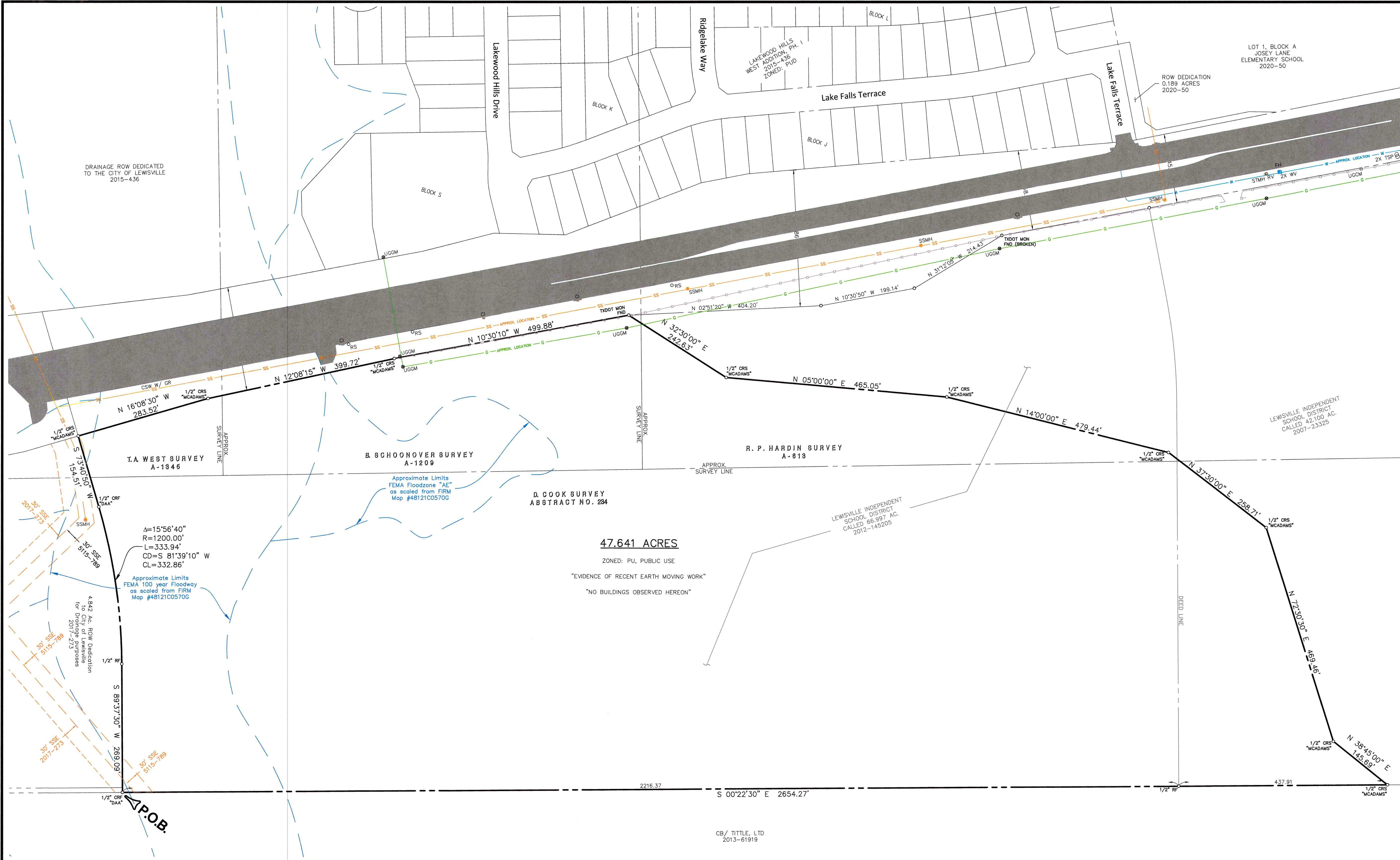


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Printed: 1/19/2023 10:04 PM, by: [redacted] C:\S:\[redacted] 1/19/2023 10:06 AM, by: [redacted]



LEGEND	
P.O.B.	= POINT OF BEGINNING
RF	= REBAR FOUND
CRS	= CAPPED REBAR SET
BL	= CAPPED REBAR FOUND
UE	= BUILDING LINE
CI	= UTILITY EASEMENT
RS	= CURB INLET
FH	= FIRE HYDRANT
WV	= WATER VALVE
TSP	= TRAFFIC SIGNAL POLE
UGCM	= UNDER GROUND CABLE MARKER
STMH	= STORM SEWER MAN HOLE
SSMH	= SANITARY SEWER MAN HOLE
RV	= RELEASE VALVE
CSW	= CONCRETE SIDEWALK
GR	= GUARD RAIL
TS	= TRANSMISSION LINE
WIF	= WROUGHT IRON FENCE
WL	= WATER LINE
SSL	= SANITARY SEWER LINE
GL	= GAS LINE
CP	= CONCRETE PAVING

- NOTES:
1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD 83.
 2. Original copies of survey maps and descriptions prepared by the surveyor and firm whose names appear hereon will contain an embossed surveyor's seal. Any map or description copy without that embossed seal is likely a copy not prepared in the office of the surveyor and may contain alterations or deletions made without the knowledge or oversight of the surveyor.
 3. Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners. MCADAMS, and the Surveyor shall not be liable for any unauthorized use hereof.
 4. According to Community/Panel No. 48121C0570 G, effective April 18, 2011, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "AE" (areas of 100-year flood where base flood elevations have been determined). This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes.
 5. This flood statement shall not create liability on the part of the surveyor.
 6. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
 7. This survey was prepared without the benefit of a Title Opinion.
 8. Property subject to Blanket Easement executed by M.G. Lord and wife, Marie Lord, to Lone Star Gas Company, dated November 4, 1954, filed June 16, 1955, recorded in/under Volume 410, Page 500, of the Real Property Records of Denton County, Texas.
 9. Surveyor has not been made aware of proposed changes in street right-of-ways.

BEGINNING at a 1/2" capped rebar found, stamped "DAA" at the southeast corner of said 66.997 acre tract, some being the northeast corner of a called 4.842 acre right-of-way dedication to the City of Lewisville for drainage purposes, as shown on plat recorded in Document Number 2017-273, Plat Records, Denton County, Texas, and being in the west line of a certain tract of land, described by deed to CB/Tittle, LTD, recorded in Document Number 2013-61919, Deed Records, Denton County, Texas;

THENCE with the south line of said 66.997 acre tract, and the north line of said 4.842 acre right-of-way dedication, the following three (3) calls:

S 89°37'30" W, a distance of 269.09 feet to a 1/2" rebar found;

Southwesterly, with the arc of a curve to the left, having a radius of 1,200.00 feet, and an arc length of 333.94 feet, whose chord bears S 81°39'10" W, a distance of 332.86 feet to a 1/2" capped rebar found, stamped "DAA";

S 73°40'50" W, a distance of 154.51 feet to a 1/2" capped rebar set, stamped "MCADAMS" at the southwest corner of said 66.997 acre tract, same being the northwest corner of said 4.842 acre right-of-way dedication, being in the east line of a certain called 27.083 acre right-of-way dedication to the State of Texas, recorded in Document Number 1995-80045, Deed Records, Denton County, Texas, and being in the east line of Josey Lane;

THENCE with the west line of said 66.997 acre tract, and the east line of Josey Lane, the following three (3) calls:

N 16°08'30" W, a distance of 283.52 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 12°08'15" W, a distance of 399.72 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 10°30'10" W, a distance of 499.88 feet to a TxDOT Monument found;

THENCE over, across, and through said 66.997 acre tract, the following four (4) calls:

N 32°30'00" E, a distance of 242.63 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 05°00'00" E, a distance of 465.05 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 14°00'00" E, a distance of 479.44 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 37°30'00" E, passing the north line of said 66.997 acre tract, same being the south line of said 42.100 acre tract, continuing a total distance of 258.71 feet to a 1/2" capped rebar set, stamped "MCADAMS";

THENCE over, across and through said 42.100 acre tract, the following two (2) calls:

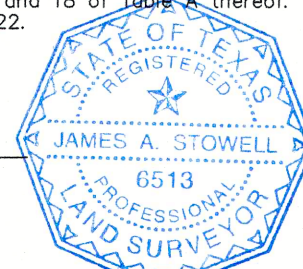
N 72°30'30" E, a distance of 469.46 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 38°45'00" E, a distance of 145.69 feet to a 1/2" capped rebar set, stamped "MCADAMS", in the east line of said 42.100 acre tract, same being the west line of said CB/Tittle tract;

THENCE S 00°22'30" E, with the west line of said CB/Tittle tract, and the east line of said 42.100 acre tract, passing a 1/2" rebar found, at the southeast corner of said 42.100 acre tract, some being the northeast corner of said 66.997 acre tract at a distance of 437.91 feet, continuing a total distance of 2,654.27 feet to the POINT OF BEGINNING and containing approximately 47.641 acres of land.

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 5, 13, 14, 16, 17, and 18 of APPENDIX A, thereof. The field work was completed on November 18th, 2022.

[Signature] 1/19/2023
James Stowell, RPLS
Texas Registration No. 6513



ALTA/NSPS LAND TITLE SURVEY
47.641 Acres
in the
R.P. HARDIN SURVEY, ABSTRACT NO. 613
D. COOK SURVEY, ABSTRACT NO. 234
T.A. WEST SURVEY, ABSTRACT NO. 1345
B. SCHOONOVER SURVEY, ABSTRACT NO. 1209
CITY OF LEWISVILLE
DENTON COUNTY, TEXAS



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