

# BOUNDARY SURVEY

## 107 WOODY TRAIL

### FIELD NOTE DESCRIPTION:

Being a 1.174 acre tract of land situated in the L. Cobb Survey, Abstract No. 284, in the City of Hickory Creek, Denton County, Texas, and being that same tract of land described by deed to Thomas C. Forbis, as recorded in Volume 618, Page 696 of the Deed Records of Denton County, Texas (D.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "TX NATL" found for the northeast corner of the herein described tract, same point being in the west line of Woody Trail (a variable width right-of-way), same point from which a 1/2 inch iron rod with yellow cap stamped "ARTHUR SURVEYING COMPANY" found for the southeast corner of Lot 12 of Hundley Area, Hickory Creek Addition, an addition to the City of Hickory Creek, Denton County, Texas, according to the Plat thereof recorded in Volume 6, Page 9 of the Map Records of Denton County, Texas, bears North 79 degrees 00 minutes 00 seconds West, a distance of 0.28 feet;

THENCE South 06 degrees 48 minutes 00 seconds West, with the west line of said Woody Trail, a distance of 60.00 feet to a 1/2 inch iron rod with yellow cap stamped "ARTHUR SURVEYING COMPANY" set for corner;

THENCE South 21 degrees 45 minutes 00 seconds East, continuing with the west line of said Woody Trail, a distance of 169.39 feet to a 1/2 inch iron rod with yellow cap stamped "ARTHUR SURVEYING COMPANY" set for corner;

THENCE North 87 degrees 49 minutes 00 seconds West, passing the northeast corner of a tract of land described by deed to Smedley Revocable Trust, as recorded in Document No. 2004-53433, of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.), continuing on said course for a total distance of 262.00 feet to a 5/8 inch iron rod found for corner in the east line of a tract of land described by deed to Richard P. Zaczek and wife, Margaret M. Zaczek, as recorded in Volume 2163, Page 556, R.P.R.D.C.T.;

THENCE North 00 degrees 00 minutes 00 seconds West, with the east line of said Zaczek tract, passing the southeast corner of a tract of land described by deed to Charles Davis Anderson and wife, Susan Rogers Anderson, as recorded in Volume 581, page 445, D.R.D.C.T., continuing on said course for a total distance of 247.00 feet to a 1/2 inch iron rod found for corner at the southernmost southwest corner of Lot 6 of said Hundley Area, Hickory Creek Addition;

THENCE South 79 degrees 00 minutes 00 seconds East, with the south line of said Lot 6 passing the southwest corner of said Lot 12, continuing on said course, passing at a distance of 209.72 feet the aforementioned 1/2 inch iron rod with yellow cap stamped "ARTHUR SURVEYING COMPANY" found for the southeast corner of Lot 12, continuing on said course for a total distance of 210.00 feet to the POINT OF BEGINNING and containing a total of 1.174 acres of land, more or less, and being subject to any and all easements that may affect.

**CERTIFICATION:** The undersigned does hereby certify to LAWYERS TITLE COMPANY - G.F. No. 2012004238, 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.

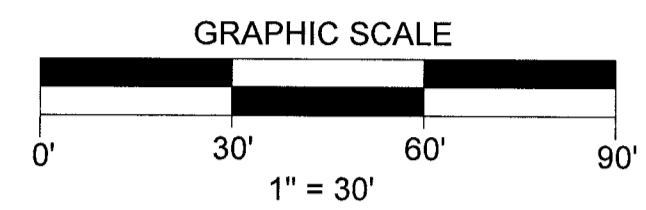
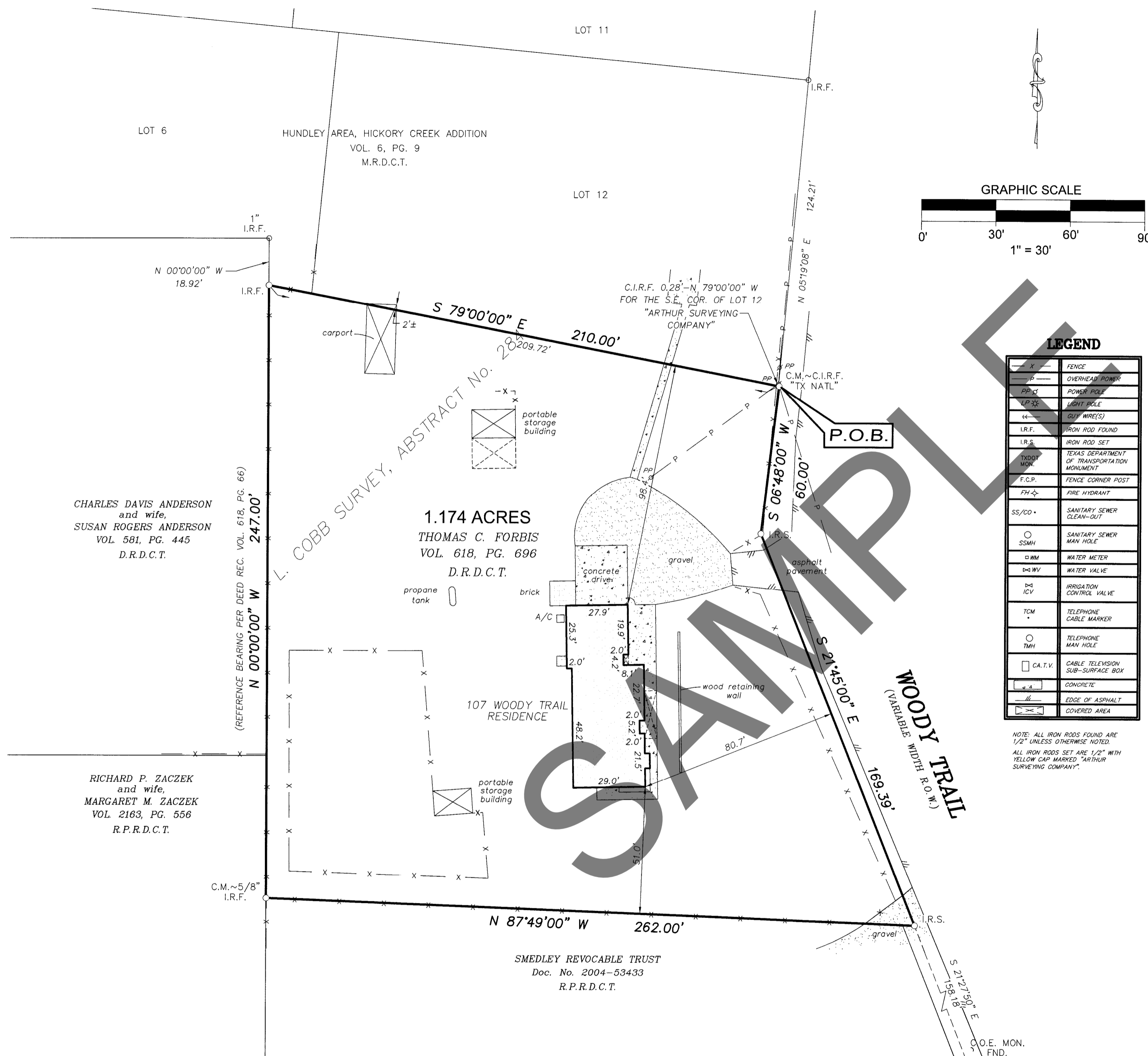
**FLOOD NOTE:** It is my opinion that the property described hereon IS NOT within the 100-Year Flood Zone Area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 481150 0532 E, present effective date of map APRIL 2, 1997, herein property situated within Zone X (UNSHADED).



P.O.Box 54 - Lewisville, Texas 75067  
Office: (972) 221-9439 Fax: (972) 221-4675

revised 09/21/09 - corrected grantee document filing  
DRAWN BY: SWIM DATE: 09-03-09 SCALE: 1"=30' CHECKED BY: ASC NO.: 290902

1.174 Acre tract out of the  
L. Cobb Survey, Abstract No. 284  
City of Hickory Creek  
Denton County, Texas



LEGEND	
X	FENCE
OP	OVERHEAD POWER
PP-CL	POWER POLE
LP-SE	LIGHT POLE
GW	GWY WIRE(S)
I.R.F.	IRON ROD FOUND
I.R.S.	IRON ROD SET
TXDOT MON.	TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT
F.C.P.	FENCE CORNER POST
FH	FIRE HYDRANT
SS/CO	SANITARY SEWER CLEAN-OUT
SSMH	SANITARY SEWER MAN HOLE
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
TCM	TELEPHONE CABLE MARKER
TMH	TELEPHONE MAN HOLE
CA.T.V.	CABLE TELEVISION SUB-SURFACE BOX
CONC	CONCRETE
ASPH	EDGE OF ASPHALT
COV	COVERED AREA

NOTE: ALL IRON RODS FOUND ARE 1/2" UNLESS OTHERWISE NOTED.  
ALL IRON RODS SET ARE 1/2" WITH YELLOW CAP MARKED "ARTHUR SURVEYING COMPANY".

**NOTE:**  
Blanket style easements recorded in Volume 481, Page 354 and Volume 403, Page 411 include this tract.  
Easements recorded in Volume 193, Pages 324, 331, 332 and Volume 248, Page 518 do not affect this tract.