

BOUNDARY SURVEY

301 SOUTH MILL STREET

FIELD NOTE DESCRIPTION:

Being a 0.324 acre tract of land situated in the J. W. King Survey, Abstract No. 696, in the City of Lewisville, Denton County, Texas, and being a part of that certain called 2.06 acre tract of land described by deed to W. L. Farley, as recorded in Volume 352, Page 93 of the Deed Records of Denton County, Texas (D.R.D.C.T.), and being all of that certain tract of land described by deed to Dickie Grant and James R. Knowles, as recorded in Volume 834, Page 129, D.R.D.C.T., and being all of that certain tract of land described by deed to Dickie Grant, as recorded in Document No. 2004-761, of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the southeast corner of the herein described tract, same point being the northeast corner of a tract of land described by deed to Moni L. Scott and James E. Scott, as recorded in Document No. 2005-160112, R.P.R.D.C.T., same point being in the west line of South Mill Street, same point being in the east line of said Farley tract;

THENCE South 90 degrees 00 minutes 00 seconds West, traversing over and across said Farley tract and with the north line of said Scott tract, passing at a distance of 100.29 feet a 1/2 inch iron rod with cap stamped "G & A CONSULT" found for the northernmost northeast corner of a tract of land described by deed to Donald Garland and Cynthia Garland, as recorded in Document No. 2007-47716, R.P.R.D.C.T., continuing on said course for a total distance of 203.49 feet to a 1/2 inch iron rod found for corner in the west line of said Farley tract, same being the east line of Lot 1, Block A of Lewisville Center Addition, an addition to the City of Lewisville, Denton County, Texas, according to the Plat thereof recorded in Cabinet B, Page 340, of the Plat Records of Denton County, Texas;

THENCE North 01 degrees 44 minutes 37 seconds East, with the west line of said Farley tract and with the east line of said Lewisville Center Addition, a distance of 62.42 feet to a 1/2 inch iron rod with yellow cap stamped "ARTHUR SURVEYING COMPANY" set for corner, same from which a 3/4 inch iron pipe found bears South 64 degrees 50 minutes 02 seconds West, a distance of 2.60 feet, same from which a 1/2 inch iron rod found for the northwest corner of said Farley tract and the northeast corner of said Lewisville Center Addition bears North 01 degrees 44 minutes 37 seconds East, a distance of 11.27 feet;

THENCE North 64 degrees 50 minutes 02 seconds East, departing the west line and traversing over and across said Farley tract, a distance of 17.89 feet to a 60d nail found for corner;

THENCE North 90 degrees 00 minutes 00 seconds East, passing the southwest corner of a tract of land described by deed to Northwest Butane Gas Company, Inc., as recorded under County Clerk File No. 93-R0085653, R.P.R.D.C.T., continuing on said course for a total distance of 185.04 feet to a 1/2 inch iron rod found for the southeast corner of same, same being in the west line of said South Mill Street and in the east line of said Farley tract;

THENCE South 00 degrees 17 minutes 46 seconds East, with the west line of said South Mill Street and the east line of said Farley tract, a distance of 70.00 feet to the POINT OF BEGINNING and containing a total of 0.324 acre of land, more or less, and being subject to any and all easement that may affect.

CERTIFICATION: The undersigned does hereby certify to STEWART TITLE COMPANY - G.F. No. 10911463, 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. 480195 0565 F, present effective date of map AUG. 23, 2001, herein property situated within Zone X (UNSHADED).



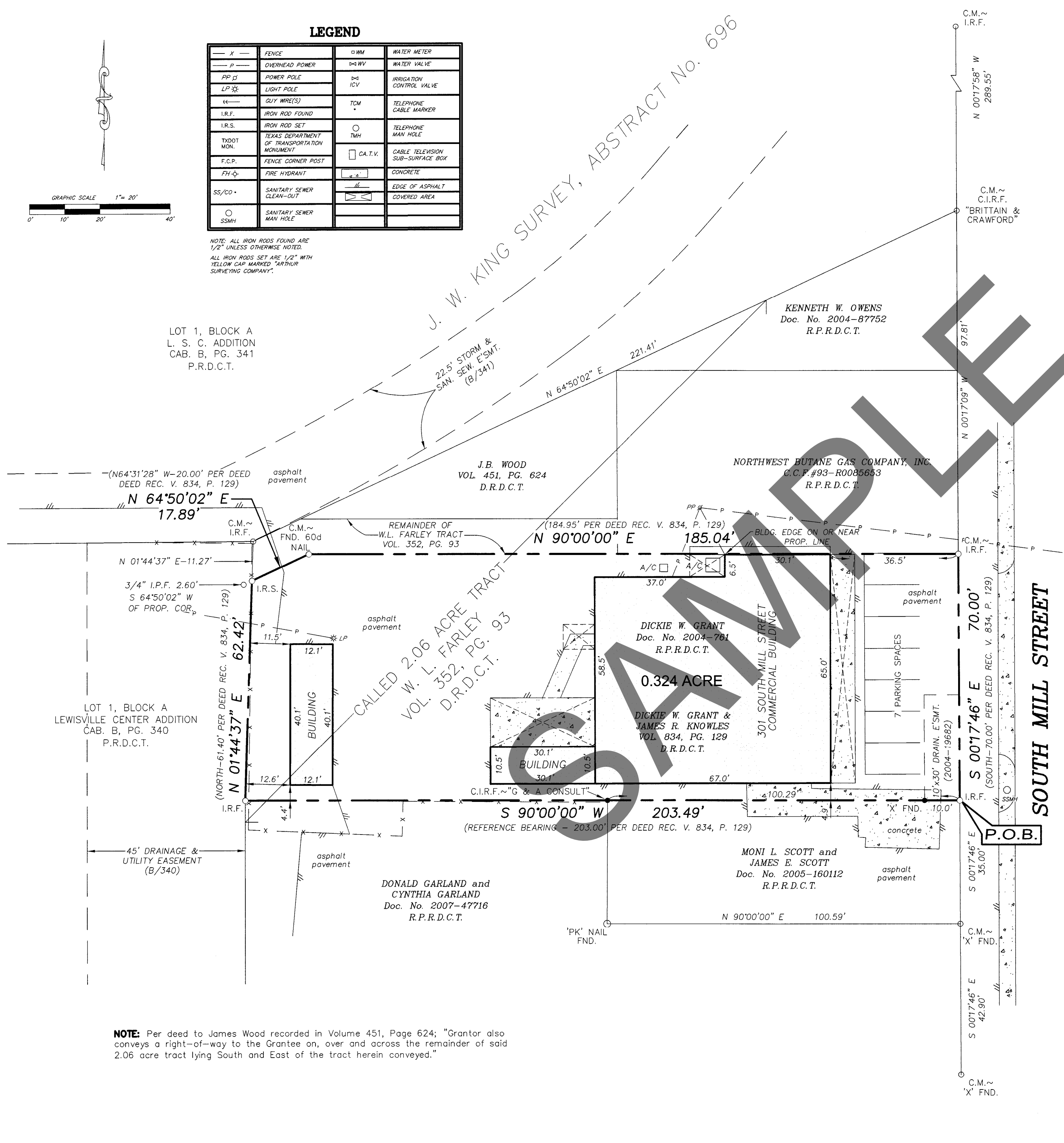
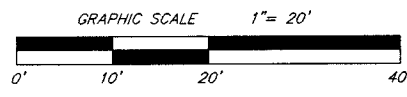
P.O. Box 54 - Lewisville, Texas 75087
Office: (972) 221-9439 Fax: (972) 221-4675

DRAWN BY: SWIM DATE: 09/21/09 SCALE: 1"=20' CHECKED BY: ASC NO.: 290986

0.324 Acre tract out of the
J. W. King Survey, Abstract No. 696
City of Lewisville
Denton County, Texas

LEGEND			
X	FENCE	WM	WATER METER
P	OVERHEAD POWER	WV	WATER VALVE
PP	POWER POLE	ICV	IRRIGATION CONTROL VALVE
LP	LIGHT POLE	TCM	TELEPHONE CABLE MARKER
←	GUY WIRE(S)	TMH	TELEPHONE MAN HOLE
I.R.F.	IRON ROD FOUND	CA.T.V.	CABLE TELEVISION SUB-SURFACE BOX
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		

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: Per deed to James Wood recorded in Volume 451, Page 624; "Grantor also conveys a right-of-way to the Grantee on, over and across the remainder of said 2.06 acre tract lying South and East of the tract herein conveyed."