

7849 Plainview Road - 1.00 Acre

FIELD NOTES to all that certain lot, tract or parcel of land situated in the H. Young Survey, Abstract Number 1450, Denton County, Texas, and being all of a called 1.00 acre tract of land described in a deed to Jason Park and wife, Donna Park, as recorded in County Clerk File Number 1999-107257, Real Property Records, Denton County, Texas, the subject tract being more particularly described as follows;

BEGINNING at a bent 1/2" iron rod found in the middle of Plainview Road for the Northwest corner of the herein described tract, the Northwest corner of said 1.00 acre tract and being in the North line of a called 28.362 acre tract of land described in a deed to Cecil R. Park et ux, as recorded in Volume 542, Page 407 of said Records, from which a 1/2" iron rod found for the Northeast corner of a tract of land described in a deed to Allan Cook, as recorded in Volume 949, Page 437 of said Records bears North 70 degrees 42 minutes 00 seconds West, a distance of 355.47 feet;

THENCE South 70 degrees 42 minutes 00 seconds East with the North line of said 1.00 acre tract, along or near the middle of said Road, a distance of 233.37 feet to a MAG nail set for the Northeast corner thereof, from which a PK nail found on the North line of said 28.362 acre tract bears South 70 degrees 42 minutes 00 seconds East, a distance of 30.00 feet;

THENCE South 19 degrees 03 minutes 00 seconds West with the East line of said 1.00 acre tract, a distance of 161.26 feet to a capped iron rod set for the Southeast corner thereof;

THENCE North 82 degrees 57 minutes 19 seconds West with the South line of said 1.00 acre tract, along or near a fence, a distance of 238.47 feet to a 1/2" iron rod found for the Southwest corner thereof;

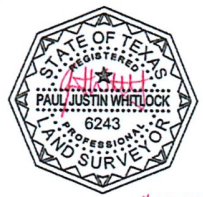
THENCE North 19 degrees 01 minutes 06 seconds East with the West line of said 1.00 acre tract, along or near a fence, at a distance of 188.52 passing a 1/2" iron rod found on the South side of said Road, continuing along said course, a total distance of 211.88 feet to the PLACE OF BEGINNING and enclosing 1.00 acre of land more or less.

FLOOD STATEMENT: I have reviewed the F.E.M.A. Flood Insurance Rate Map for Denton County, Community Number 480774 effective date 4-18-2011 and that map indicates as scaled, that this property is within "Non-Shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood (500-year)" as shown on Panel 195 G of said map.

This survey is certified to Capital Title, Lonestar CNC, LLC, Cecil R. Park, Jason Park and Donna Park. This survey correctly represents the results of an on-the-ground survey made under my direction and supervision on 4-10-2014. There are no visible or apparent intrusions or protrusions except as shown hereon.

NOTE: Only the following easements supplied to me by Capital Title with GF# 14-181542-DU have been reviewed and addressed as follows:

- Volume 679, Page 343 Easement to Bolivar Water Supply Corp.; does affect, 15 feet in width, centered along pipe as installed, with rights of ingress-egress
- Volume 984, Page 582 Blanket type Easement to Wise County Telephone Co.; does affect
- Volume 5021, Page 3558 Easement to Southwestern Gas Pipeline, Inc.; does not affect
- Volume 5021, Page 3587 Easement to Southwestern Gas Pipeline, Inc.; does not affect



TITLE COMPANY 		JOB # 140270 DRAWN BY: T.J.H. DATE: 4-17-2014 R.P.L.S. PAUL JUSTIN WHITLOCK NOTES:	 1720 WESTMINSTER DENTON, TX 76205 (940)382-3446 www.kazsurveying.com
Capital Title A Shaddock Company		CONCRETE [Symbol] WOOD [Symbol] CHAIN LINK FENCE [Symbol] ROCK [Symbol] BRICK [Symbol]	

- BENCHMARK
- BURIED VERIZON BOX
- CABLE RISER
- ELECTRIC RISER
- ELECTRIC TRANSFORMER
- FIRE HYDRANT
- GAS METER
- LIGHT POLE
- POWER POLE
- PROPANE TANK
- SEWER MANHOLE
- TELEPHONE RISER
- BURIED ELECTRIC BOX
- BURIED CABLE SIGN
- WATER METER
- WATER VALVE
- BUILDING LINE
- DRAINAGE EASEMENT
- DRAINAGE / UTILITY BASEMENT
- FINISHED FLOOR
- PUBLIC UTILITY EASEMENT
- UTILITY EASEMENT
- METAL FENCE CORNER POST
- WOOD FENCE CORNER POST
- BURIED FIBER OPTIC SIGN
- GAS PIPELINE SIGN
- FLAT OR DECK CALL
- CONTROLLING MOUNTMENT
- IRON ROD FOUND
- WROUGHT IRON OR VINYL FENCE
- OVER-HEAD UTILITY
- PIPE FENCE
- WIRE FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- WROUGHT IRON OR VINYL FENCE



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