

(EAST)
S 86°51'22" E 630.07'

S 86°50'12" E
688.94'

A TRACT OF LAND
DESCRIBED IN A DEED TO
MORRIS E. SLOAN ET UX
VOL. 1086, PG. 743, D.R.D.C.T.

US Highway 380 - 16.14 Acres

FIELD NOTES to all that certain tract of land situated in the M. Forrest Survey, Abstract Number 417, Denton County, Texas, and being a part of a called 28 acre tract of land described in a deed from Ann Bullard, R.C. Bullard and wife, Helen Bullard, Beatrice Eaton and husband Elmer Eaton, Jessie McCarter, Louise Olman and husband Harvey Olman to D.C. Bullard and wife, Inez Bullard, as recorded in Volume 432, Page 149, Deed Records, Denton County, Texas, the subject tract being more particularly described as follows:

BEGINNING at a wood fence corner post found on the South side of an asphalt road under apparent public use as Fishtrap Road for the Northeast corner of the herein described tract, the Northeast corner of said 28 acre tract and being the Northwest corner of a tract of land described in a deed to Morris E. Sloan et ux, as recorded in Volume 1086, Page 743, Deed Records, Denton County, Texas, from which a metal fence corner post found for the most Northerly Northeast corner thereof bears South 86 degrees 50 minutes 12 seconds East, a distance of 688.94 feet;

THENCE South 00 degrees 00 minutes 05 seconds West with the West line of said Sloan tract and the East line of said 28 acre tract, along or near a fence, a distance of 1034.17 feet to a brass right-of-way monument found in the North line of US Highway 380 for the southeast corner of the herein described tract and the Southwest corner of said Sloan tract, from which a 1/2" iron rod found for the Southeast corner thereof bears North 79 degrees 19 minutes 24 seconds East, a distance of 856.49 feet;

THENCE South 79 degrees 17 minutes 12 seconds West with the North line of said Highway, a distance of 70.19 feet to a capped iron rod set for an angle point in the South line of the herein described tract;

THENCE South 79 degrees 48 minutes 36 seconds West with the North line of said Highway, a distance of 100.01 feet to a capped iron rod set for an angle point in the South line of the herein described tract;

THENCE South 79 degrees 15 minutes 17 seconds West with the North line of said Highway, a distance of 477.46 feet to a brass right-of-way monument found on the West line of said 28 acre tract for the Southwest corner of the herein described tract, said monument also being in the East line of a tract of land described in a deed to Joe Spiritas, as recorded in Volume 1249, Page 720, Deed Records, Denton County, Texas;

THENCE North 00 degrees 21 minutes 22 seconds East with the East line thereof and the West line of said 28 acre tract, at a distance of 989.74 feet passing a 1/2" iron rod found for the Northeast corner of said Spiritas tract and the Southeast corner of Block F in Sandy Hill Addition, an Addition to the City of Denton, according to the Plat thereof recorded in Cabinet C, Page 262, Plat Records, Denton County, Texas, continuing along said course, and the East line of said Block F, a total distance of 1188.51 feet to a 1/2" iron rod found on the South side of said Fishtrap Road for the Northwest corner of said 28 acre tract and the Northwest corner of the herein described tract;

THENCE South 86 degrees 51 minutes 22 seconds East with the North line of said 28 acre tract, along or near a fence, a distance of 630.07 feet to the PLACE OF BEGINNING and enclosing 16.14 acres of land more or less.

A PART OF A TRACT OF LAND
DESCRIBED IN A DEED TO D.C.
BULLARD ET UX
VOL. 432, PG. 149
D.R.D.C.T.

16.14 ACRES

M. FORREST SURVEY, ABSTRACT # 417
DENTON COUNTY, TEXAS

(NORTH)
N 00°21'22" E 1188.51'

(SOUTH)
S 00°00'05" W 1034.17'

BLOCK F
SANDY HILL ADDITION
CAB. C, PG. 262
P.R.D.C.T.

400.27'
S 79°13'14" W

A TRACT OF LAND
DESCRIBED IN A DEED TO
JOE SPIRITAS
VOL. 1249, PG. 720
D.R.D.C.T.

BRASS R.O.W.
MON. FND

BRASS R.O.W.
MON. FND

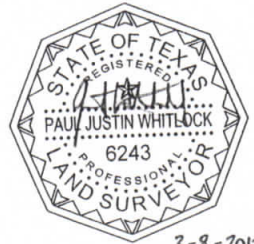
S 79°15'17" W 477.46'

100.01'
S 79°48'36" W

S 79°17'12" W
70.19'

US HWY 380
94" CONCRETE
VARIABLE WIDTH R.O.W. PER PLAT

856.49'
N 79°19'24" E



FLOOD STATEMENT: I have reviewed the F.E.M.A. Flood Insurance Rate Map for Denton County, Community Number 480774 and the City of Denton, Community Number 480194 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 500 year flood" as shown on Panel 380 G of said map.