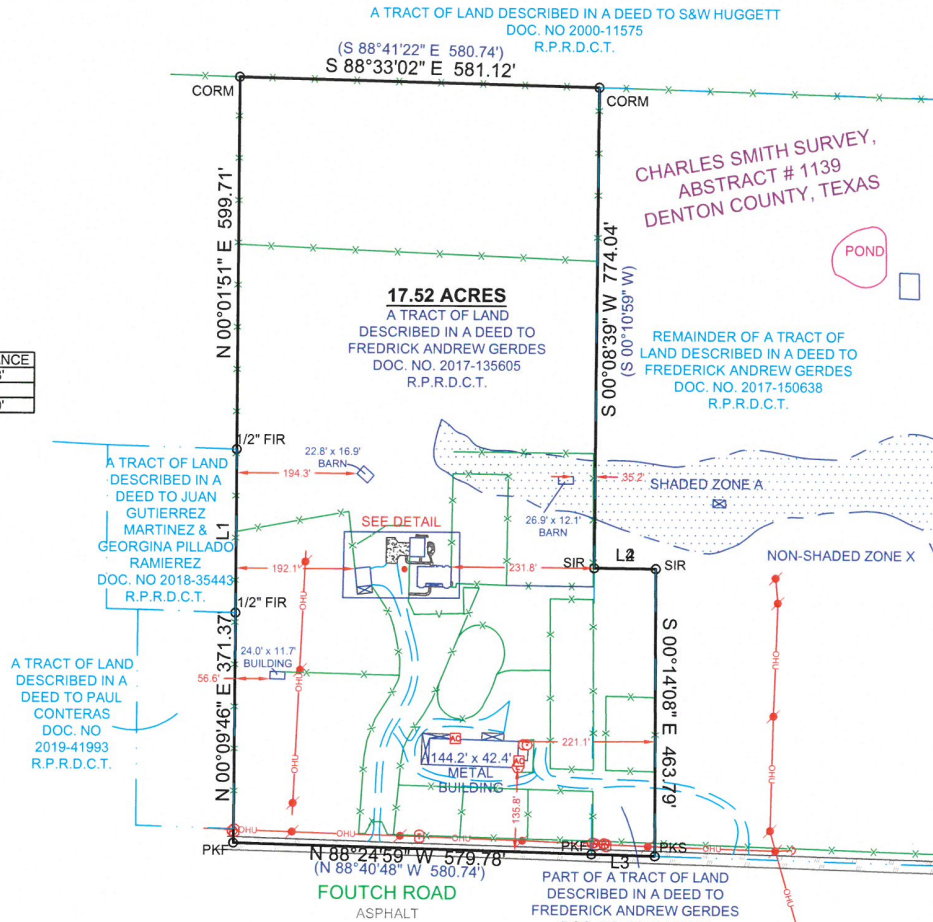
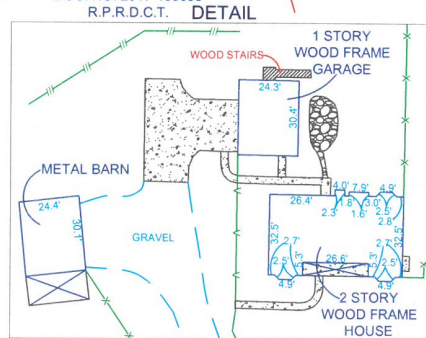


LINE	BEARING	DISTANCE
L1	N 00°04'39" E	263.63'
L2	S 89°26'03" E	99.20'
L3	N 88°26'54" W	102.30'



LEGEND

⬤ = POWER POLE	CM = CONTROLLING MONUMENT
— = GUY WIRE	() = PLAT OR DEED CALL
⊕ = ELECTRIC METER	POB = POINT OF BEGINNING
⊕ = TELEPHONE RISER	— = WIRE FENCE
⊕ = BURIED CABLE MARKER	— = WOOD FENCE
⊕ = SEPTIC TANK LID	— = OVER-HEAD UTILITIES
⊕ = AIR CONDITIONER	— = ASPHALT
R.O.W. = RIGHT-OF-WAY	⊕ = CONCRETE
FIR = FOUND IRON ROD	
FIR/CAP = FOUND IRON ROD W/CAPPED	
SIR = SET IRON ROD W/CAPPED	
CORW = WOOD FENCE CORNER POST	



All that certain lot, tract or parcel of land lying and being situated in the Charles Smith Survey, Abstract Number 1139, Denton County, Texas and being part of a tract of a 16.46 acre tract of land described in a deed to Frederick Andrew Gerdes, recorded in Document Number 2017-150638 of the Real Property Records of Denton County, Texas, and being part of a tract of a 16.159 acre tract of land described in a deed to Frederick Andrew Gerdes, recorded in Document Number 2017-135605 of the Real Property Records of Denton County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a "PK" nail found in Fouch Road, being the Southwest corner of said 16.159 acre tract;

THENCE North 00 degrees 09 minutes 46 seconds East a distance of 371.37 feet to a 1/2 inch iron rod found, being the Northeast corner of a tract of land described in a deed to Paul Conteras, recorded in Document Number 2019-41993 of the Real Property Records of Denton County, Texas, and also being the Southeast corner of a tract of land described in a deed to Juan Gutierrez Martinez and Georgina Pillado Ramirez, recorded in Document Number 2018-35443;

THENCE along the common line of this and said Martinez tract, North 00 degrees 04 minutes 39 seconds East a distance of 263.63 feet to a 1/2 inch iron rod found, being the Northeast corner of said Martinez tract, and also being the Southerly most Southeast corner of a tract of land described in a deed to S&W Huggett, recorded in Document Number 2000-11575;

THENCE along the common line of this and said Huggett tract, North 00 degrees 01 minutes 51 seconds East a distance of 599.71 feet to a metal fence corner post found at an ELL corner of said Huggett tract, being the Northwest corner of said 16.159 acre tract;

THENCE along the common line of this and said Huggett tract, South 88 degrees 33 minutes 02 seconds East a distance of 581.12 feet to a metal fence corner post found, being the Northeast corner of said 16.159 acre tract, and also being the Northwest corner of said 16.46 acre tract;

THENCE along the common line of this and said 16.46 acre tract, Sout 00 degrees 08 minutes 39 seconds West a distance of 774.04 feet to a capped iron rod set stamped "KAZ";

THENCE South 89 degrees 26 minutes 03 seconds East a distance of 99.20 feet to a capped iron rod set stamped "KAZ";

THENCE South 00 degrees 14 minutes 08 seconds East a distance of 463.79 feet to a "PK" nail set in said Fouch Road;

THENCE North 88 degrees 26 minutes 54 seconds West a distance of 102.30 feet to a "PK" nail found in said Fouch Road, being the Southeast corner of said 16.159 acre tract, and also being the Southwest corner of said 16.46 acre tract;

THENCE North 88 degrees 24 minutes 59 seconds West a distance of 579.78 feet to the POINT OF BEGINNING and containing 17.52 acres of land more or less.

FLOOD STATEMENT: I have reviewed the F.E.M.A. Flood Insurance Rate Map for the City of Pilot Point, Community Number 480774 effective date 04-18-2011 and that map indicates as scaled, that this property is within "Shaded Zone A" defined as "Special Flood Hazard Areas subject to inundation by the 1% annual chance flood (100-year); with no base flood elevations determined" and also within "Non-Shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood (500-year)" as shown on Pane 0260 G of said map.

SURVEYORS CERTIFICATION

Certified to Frederick Andrew Gerdes

This survey correctly represents the results of an on-the-ground survey made under my direction and supervision on 03-18-2021, and substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition II Survey. There are no apparent encroachments, intrusions or protrusions except as shown hereon.



TX FIRM REGISTRATION # 10002100

1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446

JOB NUMBER: 170922

DRAWN BY: TMM

DATE: 03-19-2021

R.P.L.S.

KENNETH A. ZOLLINGER

