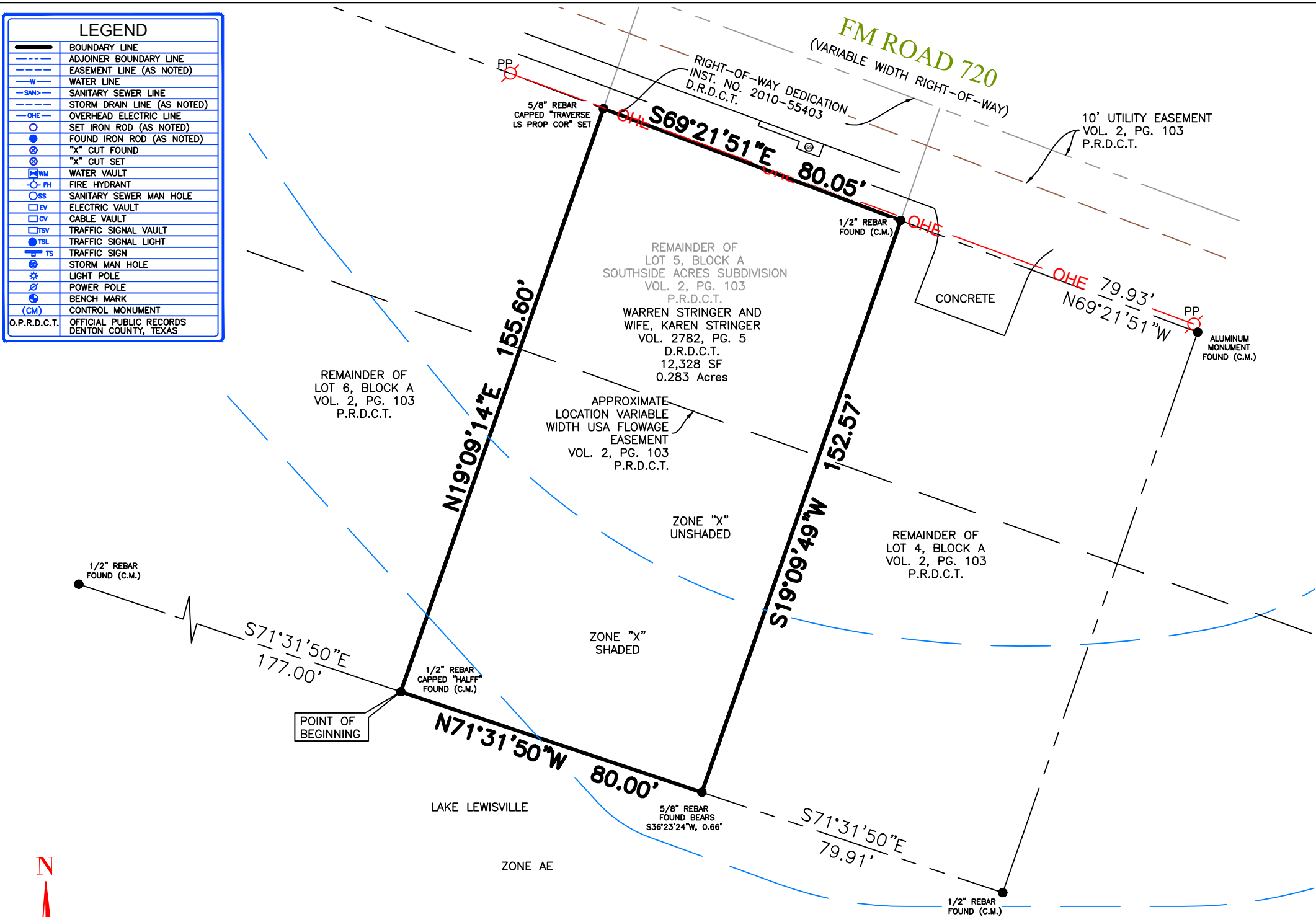


LEGEND	
	BOUNDARY LINE
	ADJOINER BOUNDARY LINE
	EASEMENT LINE (AS NOTED)
	WATER LINE
	SANITARY SEWER LINE
	STORM DRAIN LINE (AS NOTED)
	OVERHEAD ELECTRIC LINE
	SET IRON ROD (AS NOTED)
	FOUND IRON ROD (AS NOTED)
	"X" CUT FOUND
	"X" CUT SET
	WATER VAULT
	FIRE HYDRANT
	SANITARY SEWER MAN HOLE
	ELECTRIC VAULT
	CABLE VAULT
	TRAFFIC SIGNAL VAULT
	TRAFFIC SIGNAL LIGHT
	TRAFFIC SIGN
	STORM MAN HOLE
	LIGHT POLE
	POWER POLE
	BENCH MARK
	CONTROL MONUMENT
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS



LAND DESCRIPTION

BEING a 0.283 acre tract of land located in the David M. Cule Survey, Abstract Number 226, Denton County, Texas, being a portion of Lot 5, Block A of Southside Acres Subdivision, an addition to Denton County, as recorded in Volume 2, Page 103, Plat Records, Denton County, Texas and being a portion of a tract of land described to Warren Stringer and Wife, Karen Stringer by deed recorded in Volume 2782, Page 5, Deed Records, Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch rebar capped "HALFF" found for the southwest corner of said Lot 5, same being the southeast corner of Lot 6, Block A of said Southside Acres Subdivision and lying on the north line of Lewisville Lake;

THENCE North 19 degrees 09 minutes 14 seconds East, departing the north line of said Lewisville Lake, with the east line of said Lot 6, a distance of 155.60 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set on the south right-of-way line of FM Road 720 (Variable Width right-of-way);

THENCE South 69 degrees 21 minutes 51 seconds East, with the south right-of-way line of said FM Road 720, a distance of 80.05 feet to a 1/2 inch rebar found for corner, said corner being a point on the west line of Lot 4, Block A of said Southside Acres Subdivision;

THENCE South 19 degrees 09 minutes 49 seconds West, departing the south right-of-way line of said FM Road 720, with the west line of said Lot 4, a distance of 152.57 feet to a point for the southwest corner of said Lot 4, same being a point on the north line of Lewisville Lake from which a 5/8 inch rebar bears South 36 degrees 23 minutes 24 seconds West, a distance of 0.66 feet;

THENCE North 71 degrees 31 minutes 50 seconds West, with the north line of said Lewisville Lake, a distance of 80.00 feet to THE POINT OF BEGINNING and containing 12,328 square feet or 0.283 acres of land, more or less.

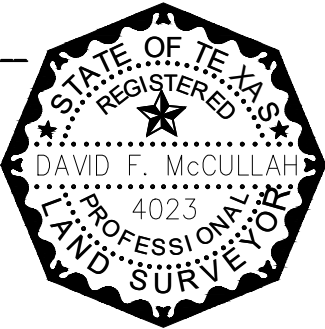
SURVEYOR'S CERTIFICATION

The undersigned does hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice Requirements for a Category 1A, Condition II Land Title Survey, and 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. Bearings and Distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD83) (US Foot) with a combined scale factor of 1.00015063.

Date of Plat or Map: November 13, 2023

David F. McCullah

David F. McCullah  
Registered Public Land Surveyor  
Texas Registration No. 4023



CATEGORY 1A, CONDITION II  
LAND TITLE SURVEY

LOT 5, BLOCK A,  
SOUTHSIDE ACRES SUBDIVISION  
DAVID M. CULE SURVEY, ABSTRACT NO. 226  
DENTON COUNTY, TEXAS



Surveying | Construction Staking | Platting

DRAWN	CHECK	DATE	SCALE	PROJECT NO.	SHEET NO.
GLC	DM	11-14-2023	1" = 30'	TR-217-23	1