



DESCRIPTION OF PROPERTY SURVEYED
93,973 SQ. FT. / 2.157 ACRES

BEING a tract of land situated in the M.E.P. & P. Railroad Company Survey, Abstract No. 911, City of Corinth, Denton County, Texas; being all of that tract of land conveyed to Miguel Angel Murillo and wife, Antonio Murillo by deed recorded in Document No. 2018-27880, Official Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with illegible yellow plastic cap found for the corner in the east right-of-way line of North Corinth Street (a variable width right-of-way) as dedicated to the City of Corinth by deed recorded in Volume 4487, Page 1725, Deed Records, Denton County, Texas, at the southwest corner of said Murillo tract and the westernmost northwest corner of a tract of land conveyed to Kathryn Baker by deed recorded in Document No. 2014-56204, Official Records, Denton County, Texas; from which a 1/2-inch iron rod with illegible plastic cap found at the southwest corner of said Baker tract bears S 01°08'30" E, a distance of 38.77 feet;

THENCE N 01°08'30" W, with said east right-of-way line of North Corinth Street, a distance of 450.68 feet to a point for corner in Shady Shores Road (a variable width right-of-way) at the northeast corner of said City of Corinth tract;

THENCE S 86°20'03" E, a distance of 272.33 feet to a point for the northernmost northeast corner of said Murillo tract and the northwest corner of a right-of-way dedication according to the plat of Baker Addition, an addition to the City of Corinth, Texas, according to the plat thereof recorded in Cabinet W, Slide 65, Plat Records, Denton County, Texas;

THENCE S 01°11'55" E, with the west line of said right-of-way dedication and the west line of Lot 1, Block A of said Baker Addition, a distance of 218.79 feet to a point for the easternmost southeast corner of said Murillo tract and the northernmost northeast corner of a tract of land conveyed to Robert Baker and Kathy Baker by deed recorded in Document No. 2005-161464, Official Records, Denton County, Texas;

THENCE N 86°25'03" W, a distance of 122.87 feet to a point for the northwest corner of a tract of land conveyed to Robert Baker and Kathy Baker by deed recorded in Document No. 2005-161464, Official Records, Denton County, Texas;

THENCE S 01°08'30" E, at a distance of 123.83' passing the southwest corner of second mentioned Baker tract and the northernmost northwest corner of first mentioned Baker tract, and continuing for a total distance of 231.51 feet to a 1/2-inch iron rod with plastic cap stamped "COLEMAN RPLST 4001" found at the southernmost southeast corner of said Murillo tract and an interior ell corner of first mentioned Baker tract;

THENCE N 86°25'03" W, a distance of 149.65 feet to the **POINT OF BEGINNING** and containing 93,973 square feet or 2.157 acres of land, more or less.

SURVEYOR'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

I, CANDY HONE, Registered Professional Land Surveyor, hereby certify that on November 12, 2024, this survey was made on the ground as per the field notes shown on this survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way, easements, and any other matters of record, or of which I have knowledge or have been advised, whether or not of record, affecting the subject property, and the location of all curb cuts and driveways, if any.

This survey complies with the current Texas Society of Professional Land Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

EXECUTED this _____ day of _____, 2024.

PRELIMINARY

RELEASED 11/20/2024 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Name: Candy Hone
Title: RPLS for Votex Surveying Company
Registered Professional Land Surveyor
Registration No.: Texas 5867
Firm No.: 10013600
Address: 13355 Noel Road, Suite 1100, Dallas, Texas 75240
Office No.: (469) 333-8831
Email: candy@votexsurveying.com

LEGEND

- CABLE TV MARKER SIGN
- COMMUNICATIONS BOX
- ELEVATION BENCHMARK
- UTILITY POLE
- SIGN
- WATER VALVE
- FIRE HYDRANT
- TREE
- OVERHEAD ELECTRIC LINE
- CONTROLLING MONUMENT
- IRON ROD WITH CAP FOUND

- NOTES:
1. The basis of bearings for this survey is The State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment realization 2011.
 2. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, Map No. 48121C0391 H, Community-Panel No. 481143 0391 H, effective date: June 19, 2020. All of the subject property is shown to be located in "Zone X" on said map. Relevant zones are defined on said map as follows:

Zone X - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
 3. There are no existing buildings on the surveyed property.
 4. This survey was done without the benefit of a title commitment. There may be easements and other matters of record affecting this property that are not shown hereon.

BENCH MARK LIST

BM# 3	* <input type="checkbox"/> CUT SET ON EAST SIDE OF CONCRETE ON EAST RIGHT-OF-WAY LINE OF N. CORINTH STREET LOCATED 21½ SOUTH OF THE SOUTHWEST CORNER OF THE SURVEYED PROPERTY. ELEV=594.22
-------	--

2.157 ACRES
BOUNDARY & TOPOGRAPHIC SURVEY
SITUATED IN THE
M.E.P. & P. RAILROAD COMPANY SURVEY,
ABSTRACT NO. 911
CITY OF CORINTH, DENTON COUNTY, TEXAS
SCALE: 1"=40' DATE: NOVEMBER 12, 2024
PROJECT NO. 2024-049