



LEGAL DESCRIPTION

BEING a 34.00 acre tract situated in the J. W. SIMPSON SURVEY, Abstract Number 1140, Denton County, Texas and being all of a tract of land described in deed to Ashley Callaway, recorded in Document Number 2020-6702 of the Official Records of Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at the Southwest corner of said Callaway tract, the common Southeast corner of a tract of land described in deed to Billy Dwayne O'Dell and Mary Elizabeth O'Dell, recorded in Document Number 2005-58768 of the Official Records of Denton County, Texas and in the North line of a tract of land described in deed to Barbara B. King, recorded in Document Number 2004-47245 of the Official Records of Denton County, Texas and also being in Fouch Road (a variable width public road);

THENCE North 01°00'04" East with the West line of said Callaway tract and the common East line of said O'Dell tract, a distance of 1216.41 feet to a 1/2" iron rod found at the Northeast corner of said O'Dell tract and in the South line of a tract of land described in deed to Julia Wilene Ritchie, recorded in Document Number 2019-121779 of the Official Records of Denton County, Texas;

THENCE South 89°20'18" East continuing with the West line of said Callaway tract and the common South line of said Ritchie tract, a distance of 991.62 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set at the Southeast corner of said Ritchie tract;

THENCE North 02°54'44" East continuing with the West line of said Callaway tract and the common East line of said Ritchie tract, a distance of 493.00 feet to a 1/2" iron rod with cap stamped "EAGLE SURVEYING" set at the Northwest corner of said Callaway tract;

THENCE South 89°22'03" East with the North line of said Callaway tract, a distance of 617.50 feet to a 5/8" iron rod found at the Northeast corner of said Callaway tract and the common Northwest corner of a tract of land described in deed to Gene McCutchen, LTD. III, recorded in Document Number 2015-30519 of the Official Records of Denton County, Texas;

THENCE South 00°54'17" West with the East line of said Callaway Tract and the common West line of said McCutchen tract, a distance of 1144.08 feet to a 1/2" iron rod found at an angle point in the East line of said Callaway tract;

THENCE North 89°20'46" West continuing with the East line of said Callaway tract, a distance of 1427.45 feet to a 1/2" iron rod found at an angle point in the East line of said Callaway tract;

THENCE South 01°00'32" West continuing with the East line of said Callaway tract, a distance of 566.34 feet to a 1/2" iron rod found at Southeast corner of said Callaway tract and the common Northeast corner of said King tract and in said Fouch Road;

THENCE North 88°58'31" West with the South line of said Callaway tract and the common North line of said King tract and along said Fouch Road, a distance of 199.95 feet to the **POINT OF BEGINNING** and containing 34.00 acres of land more or less.

FLOOD NOTE

This property is located in **Non-Shaded Zone "X"** and **Shaded Zone "A"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 480774 as shown on Map Number 48121C0260G. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, please contact 1-(877) FEMA MAP.

SURVEYOR NOTES

- This survey was performed without the benefit of an Abstract of Title or Title Commitment. Research of record documents done by Eagle Surveying was performed for the purpose of determining the boundary of this property and adjoining parcels. Additional record documents may exist and encumber this property.
- The bearings shown on this survey are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
- All Capped Iron Rods Set are 1/2 inch with green plastic cap stamped "EAGLE SURVEYING".
- This document represents an accurate on the ground survey of 12877 Fouch Road in Denton County, Texas, on May 4, 2022.

J. W. SIMPSON SURVEY,
ABSTRACT NO. 1140
DENTON COUNTY, TEXAS

CALLED 34.00 ACRES
ASHLEY CALLAWAY
DOC. NO. 2020-6702
O.R.D.C.T.

34.00 ACRES

GENE McCUTCHEN, LTD. III
DOC. NO. 2015-30519
O.R.D.C.T.

IRENE MICHNA TRIBBLE
JIMMY H. TRIBBLE, JR.
DEBBIE MARIE TRIBBLE
DOC. NO. 00-R0054324 &
DOC. NO. 00-R0054325
O.R.D.C.T.
DESCRIBED IN
VOLUME 311, PAGE 427
D.R.D.C.T.

IRENE MICHNA TRIBBLE
JIMMY H. TRIBBLE, JR.
DEBBIE MARIE TRIBBLE
DOC. NO. 00-R0054324 &
DOC. NO. 00-R0054325
O.R.D.C.T.
DESCRIBED IN
VOLUME 303, PAGE 319
D.R.D.C.T.

CALLED 15.461 ACRES
BILLY DWAYNE O'DELL AND
MARY ELIZABETH O'DELL
DOC. NO. 2005-58768
O.R.D.C.T.

BARBARA B. KING
DOC. NO. 2004-47245
O.R.D.C.T.

JOB NUMBER	2101.006-02
DATE	05/09/2022
REVISION	
DRAWN BY	HSB

Eagle Surveying, LLC
210 South Elm Street
Suite: 104
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a Registered Professional Land Surveyor under the laws of the State of Texas.

Math Raabe 05-12-22
Matthew Raabe Date
R.P.L.S. # 6402

LEGEND

Air Conditioning Unit	Pipe Fence	Boundary Monumentation
Electric Riser	Wire Fence	Record Call
Telecommunications Riser	Overhead Utilities	Capped Iron Rod Set
Sanitary Clean Out	Edge of Gravel	Iron Rod Found
Cover	Edge of Asphalt	Point of Beginning
Building	Official Records, Denton County, Texas	Document Number
Water	D.R.D.C.T.	Deed Records, Denton County, Texas
Concrete		