

0.0339 ACRE TRACT
ALEXANDER HILL SURVEY, ABSTRACT NO. 623
CITY OF DENTON
DENTON COUNTY, TEXAS

PROPERTY DESCRIPTION

BEING a tract of land situated in the Alexander Hill Survey, Abstract No. 623, City of Denton, Denton County, Texas and being a portion of a tract of land described in Sherriff's Deed to Denton County Independent School District (DISD), recorded in Instrument Number 2009-100150, Official Public Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8" iron rod found for the southwest corner of Lot 1R, Block A, Lewis Medical Addition, an addition to the City of Denton, Denton County, according to the plat recorded in Cabinet H, Page 119, Map Records of Denton County, Texas, and the northwest corner of Lot 1, West Wind Addition, an addition to the City of Denton, Denton County, according to the plat recorded in Cabinet C, Page 246 of said Official Public Records;

THENCE with the west line of said Lot 1, South 0°12'22" East, a distance of 844.23 feet to an Iron Pipe found for the southwest corner of said Lot 1;

THENCE with the south line of said Lot 1, South 88°51'08" East, a distance of 498.58 feet to the **POINT OF BEGINNING**;

THENCE continuing with said south line of Lot 1, South 88°51'08" East, a distance of 1.96 feet to a point for corner in the west right-of-way line of Sam Bass Boulevard (a variable width right-of-way);

THENCE with said west right-of-way line of Sam Bass Boulevard and the west right-of-way of Londonderry Lane, South 0°05'53" East, a distance of 751.92 feet to an interior ell corner of said DISD tract and the southwest corner of Londonderry Lane (a 60' wide right-of-way);

THENCE departing said west right-of-way line of Londonderry Lane and over and across said DISD tract, North 88°50'52" West, a distance of 1.96 feet to a point for corner in the west line of said DISD tract;

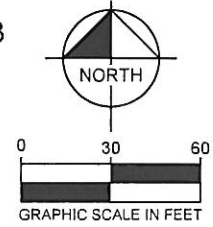
THENCE with the west line of said DISD tract, North 0°05'53" West, a distance of 752.00 feet to the **POINT OF BEGINNING** and containing 1,476 square feet or 0.0339 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

J ANDY DOBBS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6196
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER
SUITE 700
DALLAS, TEXAS 75240
PH. (972) 770-1300
ANDY.DOBBS@KIMLEY-HORN.COM

Kimley»Horn					
13455 Noel Road Two Galleria Office Tower, Suite 700, Dallas Texas 75240			FIRM # 10115500		Tel No (972) 770-1300 Fax No (972) 239-3820
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JDF	JAD	Apr 2021	064545201	1 OF 3

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 CITY OF DENTON
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LOT 1R, BLOCK A
 LEWIS MEDICAL ADDITION
 CAB. H, PG. 119
 M.R.D.C.T.
P.O.C.
 5/8" IRF
 LOT 1
 WEST WIND ADDITION
 CAB. C, PG. 246
 O.P.R.D.C.T.

20' LONE STAR GAS EASEMENT
 VOL. 508, PG. 349
 D.R.D.C.T.

LOT 1
 WEST WIND ADDITION
 CAB. C, PG. 246
 O.P.R.D.C.T.

S88°51'08"E
 1.96'

S88°51'08"E 498.58'

P.O.B.

25' CROSSTEXX CCNG TRANSMISSION, LTD
 EASEMENT
 INST. NO. 2004-155819

DENTON
 INDEPENDENT
 SCHOOL DISTRICT
 INST. NO.
 2009-100150
 O.P.R.D.C.T.

ACME BRICK COMPANY
 DOC. NO. 95-0034210
 D.R.D.C.T.

ACME BRICK COMPANY
 DOC. NO. 95-0034210
 D.R.D.C.T.

SAM BASS BOULEVARD
 (VARIABLE WIDTH RIGHT-OF-WAY)

CALLED 4.626 ACRES
 STUDIO PLACE, LLC
 DOC. NO. 2018-143912
 O.R.D.C.T.

N0°05'53"W 752.00'
 S0°05'53"E 751.92'

0.0339 ACRES
1,476 SQ. FT.

MATCH LINE (SEE SHEET 3)

LEGEND

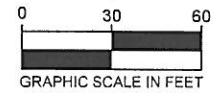
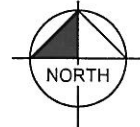
P.O.C. = POINT OF COMMENCING
 P.O.B. = POINT OF BEGINNING
 IRF = IRON ROD FOUND
 IPF = IRON PIPE FOUND
 D.R.D.C.T. = DEED RECORDS OF
 DENTON COUNTY, TEXAS
 M.R.D.C.T. = MAP RECORDS OF
 DENTON COUNTY, TEXAS
 O.P.R.D.C.T. = OFFICIAL PUBLIC
 RECORDS, DENTON COUNTY, TEXAS

Kimley»Horn

13455 Noel Road, Two Galleria Offices Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

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1" = 60'	JDF	JAD	Apr. 2021	064545201	2 OF 3

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 DENTON COUNTY, TEXAS



MATCH LINE (SEE SHEET 2)

DENTON INDEPENDENT
 SCHOOL DISTRICT
 INST. NO. 2009-100150
 O.P.R.D.C.T.

0.0339 ACRES
 1,476 SQ. FT.

ACME BRICK COMPANY
 DOC. NO. 95-0034210
 D.R.D.C.T.

N0°05'53"W 752.00'

S0°05'53"E 751.92'

SAM BASS BOULEVARD
 (VARIABLE WIDTH RIGHT-OF-WAY)

CALLED 4.626 ACRES
 STUDIO PLACE, LLC
 DOC. NO. 2018-143912
 O.R.D.C.T.

LONDONDERRY LANE
 (60' WIDE RIGHT-OF-WAY)

S88°50'52"W
 1.96'

LEGEND

- P.O.C. = POINT OF COMMENCING
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- D.R.D.C.T. = DEED RECORDS OF DENTON COUNTY, TEXAS
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