

NOTES:

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CARROLLTON ANNEXATION
144.130 ACRES
DENTON COUNTY, TEXAS



301 W. BROADWAY ST.
GAINESVILLE, TX 76240
PH. 940-665-9105
FAX. 940-665-9106
TBPLS FIRM NO. 10048000

DRAWN BY: CJ	DATE: 11/09/2016	JOB NO. 1512.0026-2	SCALE: 1" = 500'	PAGE: 1 OF 6
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LINE	BEARING	DISTANCE
L1	S 25°56'50" E	53.29'
L2	S 44°23'30" E	194.15'
L3	S 01°51'21" E	987.78'
L4	S 89°38'18" W	145.73'
L5	S 89°06'26" W	106.25'
L6	S 89°06'15" W	1176.80'
L7	N 00°59'58" W	5.00'
L8	S 89°00'02" W	872.86'
L9	S 89°18'15" W	57.44'
L10	N 60°20'31" W	632.87'
L11	N 01°07'27" W	139.00'
L12	N 00°55'32" W	245.62'
L13	N 00°39'37" W	2338.14'
L14	N 89°23'57" E	1633.18'
L15	S 00°58'02" E	2163.83'
L16	S 88°42'42" W	163.66'
L17	S 42°55'38" W	69.88'
L18	S 89°25'50" W	92.18'
L19	S 74°24'19" W	364.91'
L20	S 02°44'36" E	369.26'
L21	S 16°57'44" E	98.33'
L22	S 03°13'09" E	162.93'
L23	N 89°40'39" E	272.51'
L24	S 00°55'33" E	195.47'
L25	S 07°12'10" E	3.01'
L26	N 89°04'27" E	175.39'
L27	N 00°55'27" W	32.49'
L28	N 89°01'44" E	89.22'
L29	S 01°15'48" E	22.71'
L30	N 89°04'17" E	457.51'
L31	N 00°55'43" W	182.10'
L32	N 02°11'42" E	473.52'
L33	N 00°25'08" E	274.64'
L34	N 80°53'43" E	758.65'

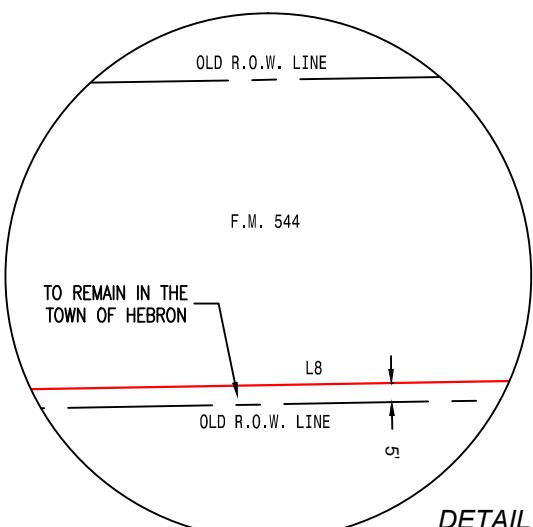
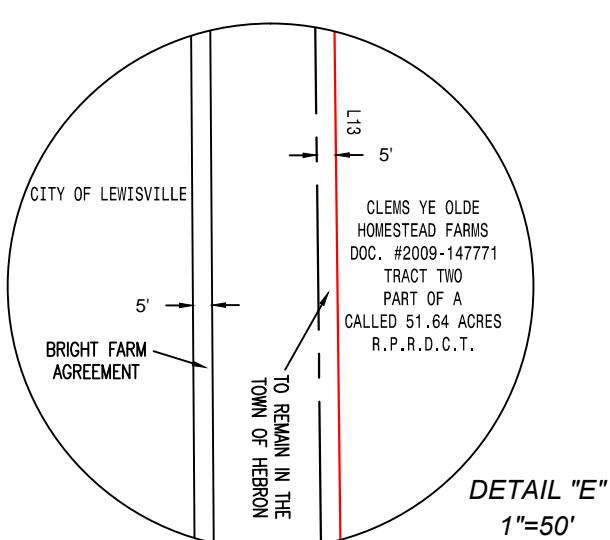
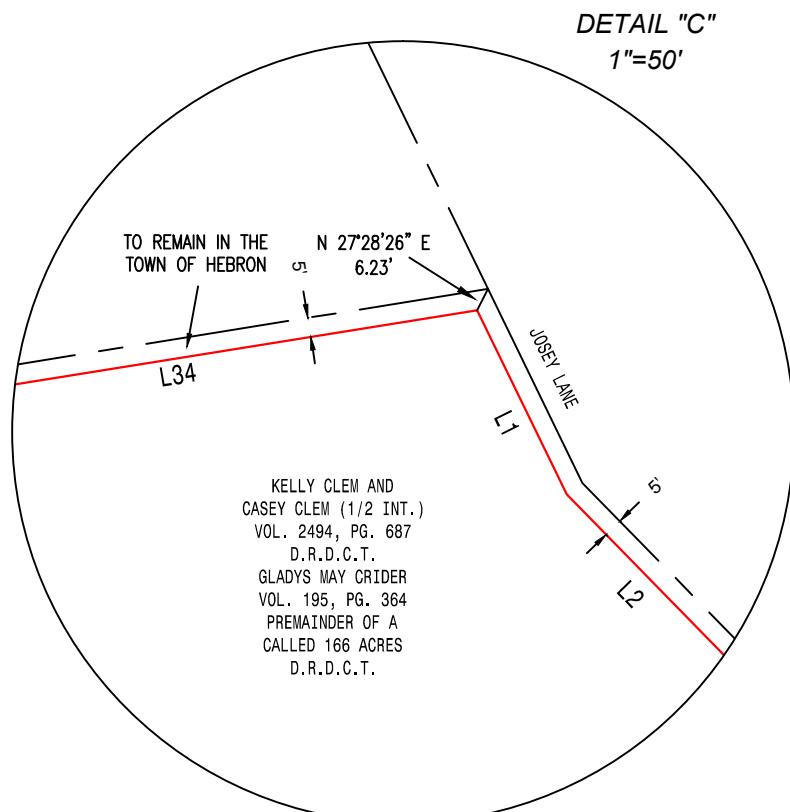
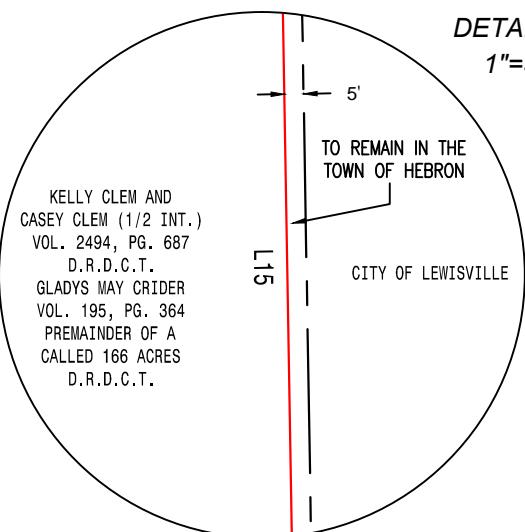
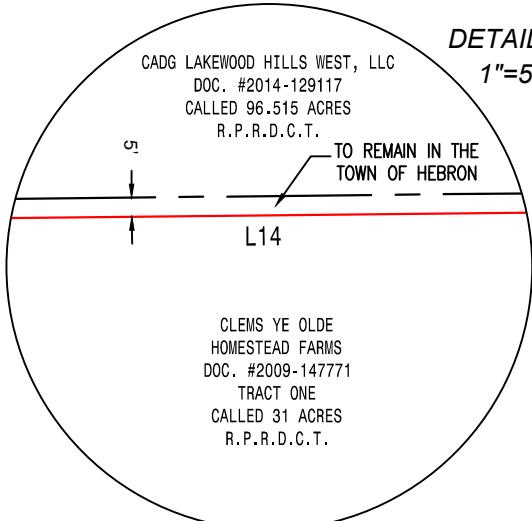
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	608.02'	221.78'	220.55'	N 80°22'09" W	20°53'55"
C2	595.00'	310.66'	307.14'	N 14°15'51" E	29°54'53"
C3	605.00'	18.07'	18.07'	N 28°21'58" E	1°42'41"
C4	59.00'	50.72'	49.17'	S 27°22'09" E	49°15'07"
C5	50.00'	12.41'	12.38'	S 09°51'10" E	14°13'09"
C6	50.00'	11.99'	11.96'	S 10°05'27" E	13°44'35"
C7	20.00'	30.40'	27.56'	S 46°46'15" E	87°06'11"
C8	390.00'	42.73'	42.70'	S 04°03'52" E	6°16'37"

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**CARROLLTON ANNEXATION
144.130 ACRES
DENTON COUNTY, TEXAS**

	301 W. BROADWAY ST. GAINESVILLE, TX 76240 PH. 940-665-9105 FAX. 940-665-9106 TBPLS FIRM NO. 10048000		
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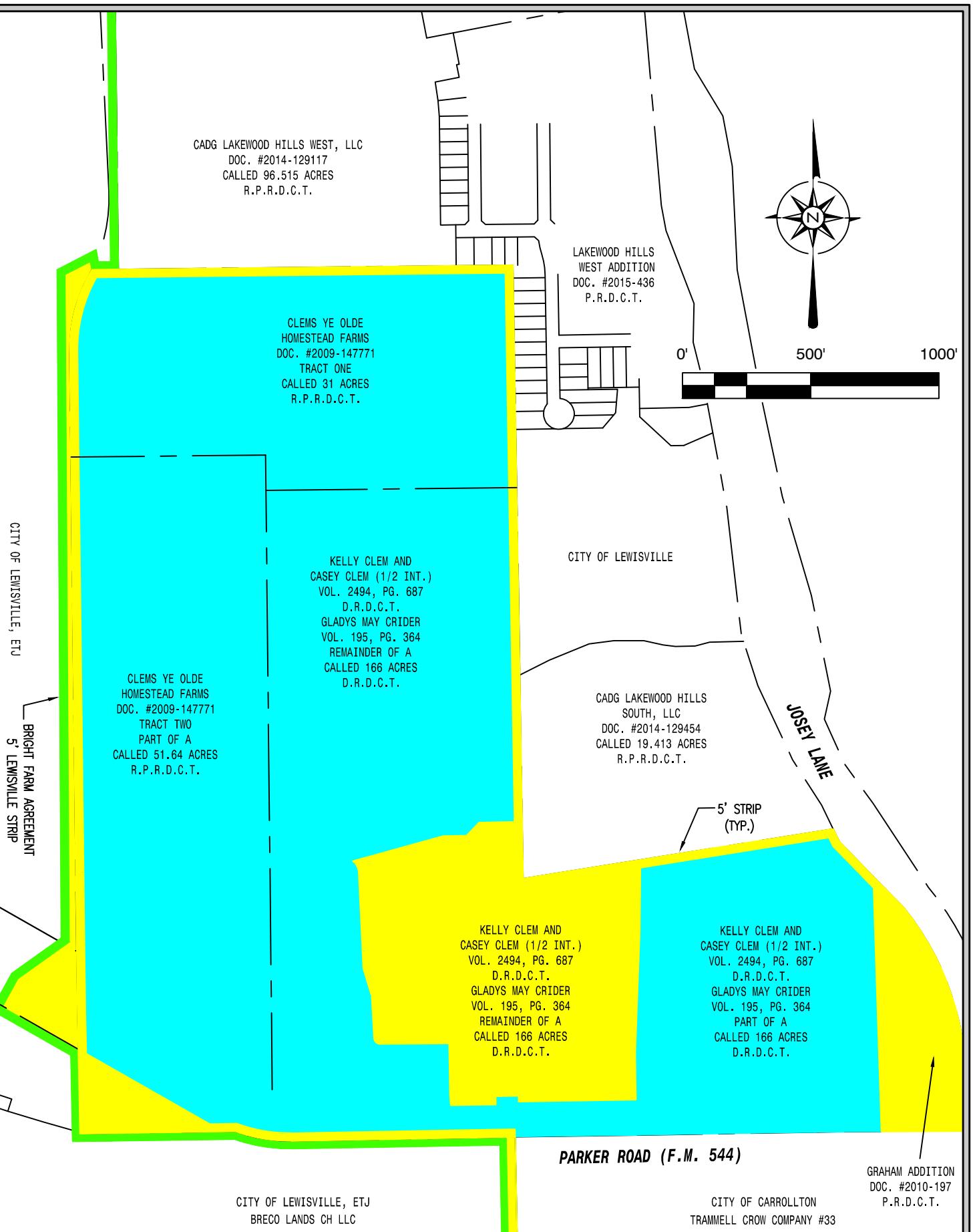
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CARROLLTON ANNEXATION
144.130 ACRES
T. WEST SURVEY, A-1345
A. SINGLETON SURVEY, A-1138
B. SCHOONOVER SURVEY, A-1209
DENTON COUNTY, TEXAS

FIELD NOTES TO ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE T. WEST SURVEY, ABSTRACT NO. 1345, THE A. SINGLETON SURVEY, ABSTRACT NO. 1138 AND THE B. SCHOONOVER SURVEY, ABSTRACT NO. 1209, DENTON COUNTY, TEXAS, BEING A PART OF THAT CERTAIN CALLED 51.64 ACRE TRACT OF LAND DESCRIBED AS TRACT TWO IN DEED TO CLEMS YE OLDE HOMESTEAD FARMS, RECORDED IN DOCUMENT #2009-147771, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, ALL OF THAT CERTAIN CALLED 31 ACRE TRACT OF LAND DESCRIBED AS TRACT ONE IN SAID DOCUMENT #2009-147771 AND PART OF THAT CERTAIN CALLED 166 ACRE TRACT OF LAND DESCRIBED IN DEED TO GLADYS MAY CRIDER, RECORDED IN VOLUME 195, PAGE 364, DEED RECORDS, DENTON COUNTY, 1/2 INTEREST CONVEYED TO KELLY CLEM AND CASEY CLEM BY DEED RECORDED IN VOLUME 2494, PAGE 687, DEED RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY NORTHEAST CORNER OF THE TRACT BEING DESCRIBED HEREIN AT A POINT 5 FEET WEST OF THE WEST RIGHT-OF-WAY LINE OF JOSEY LANE AND 5 FEET SOUTH OF THE SOUTH LINE OF THAT CERTAIN CALLED 19.413 ACRE TRACT OF LAND DESCRIBED IN DEED TO CADG LAKWOOD HILLS SOUTH, LLC, RECORDED IN DOCUMENT #2014-129454, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, FROM WHICH THE SOUTHEAST CORNER THEREOF BEARS NORTH 27 DEGREES 28 MINUTES 26 SECONDS EAST, A DISTANCE OF 6.23 FEET;

THENCE SOUTH 25 DEGREES 56 MINUTES 50 SECONDS EAST, PARALLEL WITH SAID RIGHT-OF-WAY LINE, A DISTANCE OF 53.29 FEET TO A POINT FOR CORNER;

THENCE SOUTH 44 DEGREES 23 MINUTES 30 SECONDS EAST, PARALLEL WITH SAID RIGHT-OF-WAY LINE, A DISTANCE OF 194.15 FEET TO A POINT FOR CORNER IN THE WEST LINE OF GRAHAM ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT #2010-197, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE SOUTH 01 DEGREES 51 MINUTES 21 SECONDS EAST, WITH SAID WEST LINE, A DISTANCE OF 987.78 FEET MORE OR LESS TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF F.M. 544 AND THE NORTH LINE OF THE CITY OF CARROLLTON CITY LIMITS FOR THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 89 DEGREES 38 MINUTES 18 SECONDS WEST, WITH SAID RIGHT-OF-WAY LINE AND SAID CITY LIMITS, A DISTANCE OF 145.73 FEET TO A POINT FOR CORNER;

THENCE SOUTH 89 DEGREES 06 MINUTES 26 SECONDS WEST, CONTINUING WITH SAID RIGHT-OF-WAY LINE AND SAID CITY LIMITS, A DISTANCE OF 106.25 FEET TO A POINT FOR CORNER;

THENCE SOUTH 89 DEGREES 06 MINUTES 15 SECONDS WEST, CONTINUING WITH SAID RIGHT-OF-WAY LINE AND SAID CITY LIMITS, A DISTANCE OF 1176.80 FEET TO A POINT FOR CORNER;

THENCE NORTH 00 DEGREES 59 MINUTES 58 SECONDS WEST, A DISTANCE OF 5.00 FEET TO A POINT FOR CORNER 5 FEET NORTH OF THE SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 544;

THENCE SOUTH 89 DEGREES 00 MINUTES 02 SECONDS WEST, PARALLEL WITH SAID RIGHT-OF-WAY LINE, A DISTANCE OF 872.86 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE PARALLEL WITH SAID RIGHT-OF-WAY LINE AND WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 221.78 FEET, A RADIUS OF 608.02 FEET, A CENTRAL ANGLE OF 20 DEGREES 53 MINUTES 55 SECONDS, AND A CHORD THAT BEARS NORTH 80 DEGREES 22 MINUTES 09 SECONDS WEST, A DISTANCE OF 220.55 FEET TO THE END OF SAID CURVE;

THENCE SOUTH 89 DEGREES 18 MINUTES 15 SECONDS WEST, A DISTANCE OF 57.44 FEET TO A POINT FOR CORNER IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID F.M. 544;

THENCE NORTH 60 DEGREES 20 MINUTES 31 SECONDS WEST, WITH SAID RIGHT-OF-WAY LINE, A DISTANCE OF 632.87 FEET TO A POINT 5 FEET EAST OF THE WEST LINE OF SAID TRACT TWO FOR THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 01 DEGREES 07 MINUTES 27 SECONDS WEST, PARALLEL WITH THE WEST LINE OF SAID TRACT TWO, A DISTANCE OF 139.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 00 DEGREES 55 MINUTES 32 SECONDS WEST, PARALLEL WITH THE WEST LINE OF SAID TRACT TWO, A DISTANCE OF 245.62 FEET TO A POINT FOR CORNER;

THENCE NORTH 00 DEGREES 39 MINUTES 37 SECONDS WEST, PARALLEL WITH THE WEST LINE OF SAID TRACT TWO AND 5 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT ONE, A DISTANCE OF 2338.14 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE PARALLEL WITH THE WEST LINE OF SAID TRACT ONE AND WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 310.66 FEET, A RADIUS OF 595.00 FEET, A CENTRAL ANGLE OF 29 DEGREES 54 MINUTES 53 SECONDS, AND A CHORD THAT BEARS NORTH 14 DEGREES 15 MINUTES 51 SECONDS EAST, A DISTANCE OF 307.14 FEET TO THE POINT OF REVERSE CURVE;

THENCE PARALLEL WITH THE WEST LINE OF SAID TRACT ONE AND WITH SAID REVERSE CURVE TO THE LEFT, AN ARC LENGTH OF 18.07 FEET, A RADIUS OF 605.00 FEET, A CENTRAL ANGLE OF 01 DEGREES 42 MINUTES 41 SECONDS, AND A CHORD THAT BEARS NORTH 28 DEGREES 21 MINUTES 58 SECONDS EAST, A DISTANCE OF 18.07 FEET TO A POINT 5 FEET SOUTH OF THE NORTH LINE OF SAID TRACT ONE FOR THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

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THENCE NORTH 89 DEGREES 23 MINUTES 57 SECONDS EAST, PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 1633.18 FEET TO A POINT 5 FEET WEST OF THE EAST LINE OF SAID TRACT ONE FOR THE MOST NORTHERLY NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 00 DEGREES 58 MINUTES 02 SECONDS EAST, PARALLEL WITH SAID EAST LINE AND 5 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID CLEM AND CRIDER TRACT, A DISTANCE OF 2163.83 FEET TO A POINT FOR CORNER;

THENCE SOUTH 88 DEGREES 42 MINUTES 42 SECONDS WEST, A DISTANCE OF 163.66 FEET TO A POINT FOR CORNER;

THENCE SOUTH 42 DEGREES 55 MINUTES 38 SECONDS WEST, A DISTANCE OF 69.88 FEET TO A POINT FOR CORNER;

THENCE SOUTH 89 DEGREES 25 MINUTES 50 SECONDS WEST, A DISTANCE OF 92.18 FEET TO A POINT FOR CORNER;

THENCE SOUTH 74 DEGREES 24 MINUTES 19 SECONDS WEST, A DISTANCE OF 364.91 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 50.72 FEET, A RADIUS OF 59.00 FEET, A CENTRAL ANGLE OF 49 DEGREES 15 MINUTES 07 SECONDS, AND A CHORD THAT BEARS SOUTH 27 DEGREES 22 MINUTES 09 SECONDS EAST, A DISTANCE OF 49.17 FEET TO THE END OF SAID CURVE;

THENCE SOUTH 02 DEGREES 44 MINUTES 36 SECONDS EAST, A DISTANCE OF 369.26 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 12.41 FEET, A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 14 DEGREES 13 MINUTES 09 SECONDS, AND A CHORD THAT BEARS SOUTH 09 DEGREES 51 MINUTES 10 SECONDS EAST, A DISTANCE OF 12.38 FEET TO THE END OF SAID CURVE;

THENCE SOUTH 16 DEGREES 57 MINUTES 44 SECONDS EAST, A DISTANCE OF 98.33 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 11.99 FEET, A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 13 DEGREES 44 MINUTES 35 SECONDS, AND A CHORD THAT BEARS SOUTH 10 DEGREES 05 MINUTES 27 SECONDS EAST, A DISTANCE OF 11.96 FEET TO THE END OF SAID CURVE;

THENCE SOUTH 03 DEGREES 13 MINUTES 09 SECONDS EAST, A DISTANCE OF 162.93 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 30.40 FEET, A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 87 DEGREES 06 MINUTES 11 SECONDS, AND A CHORD THAT BEARS SOUTH 46 DEGREES 46 MINUTES 15 SECONDS EAST, A DISTANCE OF 27.56 FEET TO THE END OF SAID CURVE;

THENCE NORTH 89 DEGREES 40 MINUTES 39 SECONDS EAST, A DISTANCE OF 272.51 FEET TO A POINT FOR CORNER;

THENCE SOUTH 00 DEGREES 55 MINUTES 33 SECONDS EAST, A DISTANCE OF 195.47 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 42.73 FEET, A RADIUS OF 390.00 FEET, A CENTRAL ANGLE OF 06 DEGREES 16 MINUTES 37 SECONDS, AND A CHORD THAT BEARS SOUTH 04 DEGREES 03 MINUTES 52 SECONDS EAST, A DISTANCE OF 42.70 FEET TO THE END OF SAID CURVE;

THENCE SOUTH 07 DEGREES 12 MINUTES 10 SECONDS EAST, A DISTANCE OF 3.01 FEET TO A POINT FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF SAID F.M. 544;

THENCE NORTH 89 DEGREES 04 MINUTES 27 SECONDS EAST, WITH SAID RIGHT-OF-WAY LINE, A DISTANCE OF 175.39 FEET TO A POINT FOR CORNER;

THENCE NORTH 00 DEGREES 55 MINUTES 27 SECONDS WEST, CONTINUING WITH SAID RIGHT-OF-WAY LINE, A DISTANCE OF 32.49 FEET TO A POINT FOR CORNER;

THENCE NORTH 89 DEGREES 01 MINUTES 44 SECONDS EAST, CONTINUING WITH SAID RIGHT-OF-WAY LINE, A DISTANCE OF 89.22 FEET TO A POINT FOR CORNER;

THENCE SOUTH 01 DEGREES 15 MINUTES 48 SECONDS EAST, CONTINUING WITH SAID RIGHT-OF-WAY LINE, A DISTANCE OF 22.71 FEET TO A POINT FOR CORNER;

THENCE NORTH 89 DEGREES 04 MINUTES 17 SECONDS EAST, CONTINUING WITH SAID RIGHT-OF-WAY LINE, A DISTANCE OF 457.51 FEET TO A POINT FOR CORNER;

THENCE NORTH 00 DEGREES 55 MINUTES 43 SECONDS WEST, A DISTANCE OF 182.10 FEET TO A POINT FOR CORNER;

THENCE NORTH 02 DEGREES 11 MINUTES 42 SECONDS EAST, A DISTANCE OF 473.52 FEET TO A POINT FOR CORNER;

THENCE NORTH 00 DEGREES 25 MINUTES 08 SECONDS EAST, A DISTANCE OF 274.64 FEET TO A POINT FOR CORNER 5 FEET SOUTH OF THE SOUTH LINE OF SAID LAKEWOOD HILLS TRACT;

THENCE NORTH 80 DEGREES 53 MINUTES 43 SECONDS EAST, PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 758.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 144.130 ACRES OF LAND, MORE OR LESS.

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