

7820 Hinkley Oak Drive

(50' ROW)

N 65°45'1" E  
15.11'

Fnd.  
"X"

S 65°45'1" W 44.80'

**HINKLEY OAK  
DRIVE**

25.0'

25.0'

SCALE: 1" = 20'

L=32.99'  
R=225.00  
C.M.  
F.I.R.C.

S 65°45'1" W  
44.80'

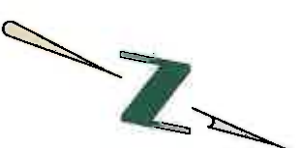
F.I.R.C.

N 65°45'1" E 59.05'

F.I.R.

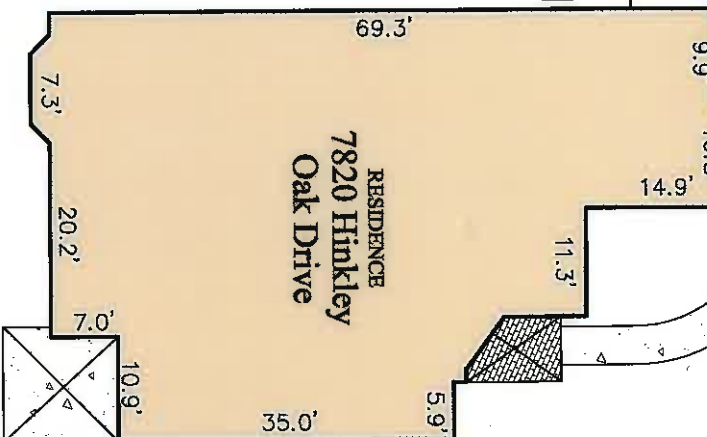
8' UTIL. ESMT.

20' BLDG. LINE



Lot 26

N 24°05'09" W 130.00'



RESIDENCE  
7820 Hinkley  
Oak Drive

Lot 28

S 24°05'09" E 130.00'

F.I.R.C.

S 65°45'1" W 59.05'

C.M.  
F.I.R.C.

Lot 21X  
Open Space

F.I.R.C. - 1/2" Iron Rod with Yellow cap stamped "JH1"

**PROPERTY DESCRIPTION:** Being Lot 27, Block 8 of THE PRESERVE AT PECAN CREEK, SECTION M AND O, PHASE 1, an Addition to the City of Denton, Denton County, Texas, according to the Plat thereof recorded in Cabinet X, Page 401, Plat Records of Denton County, Texas.

The undersigned here/has received and reviewed a copy of this survey.

Date:	02-28-2014
ASC No.	1402252
Drawn/CHK	J.H.B.
Client	Title Resources
G.P. No.	144018

X \_\_\_\_\_  
 X \_\_\_\_\_  
 Date: \_\_\_\_\_

**SURVEYORS CERTIFICATION:**  
 The undersigned does hereby certify 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. The hearings shown hereon are based on the above referenced recorded map or plat unless otherwise noted.

**FLOOD NOTE:** It is my opinion that the property described hereon is not within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480194 0395 G, present effective date of map, April 18, 2011, herein property situated within Zone "X".

**LEGEND** - C.M.= Controlling Monument; I.R.F.= Iron Rod Found; I.P.F.= Iron Pipe Found; F.C.P.= Fence Corner Post; O.H.E.=Overhead Electric; I.R.S.= Iron Rod Set 1/2" diameter with yellow cap stamped "Arthur Surveying Company"; All found from rods are 1/2" diameter unless otherwise noted. — X — (fence / g. fence post) — D.H.E. — (overhead power)



2438 Lillian Miller Parkway  
Denton, TX 76205  
Ph. (940) 381-1006  
Fax (940) 898-0121



7820 Hinkley Oak Drive  
Denton, Texas

**Arthur Surveying Co., Inc.**  
Professional Land Surveyors

LEWISVILLE  
220 Elm St., # 200  
Lewisville, TX 75057  
Ph. 972.221.9439  
TFRN# 10063800  
arthursurveying.com Established 1986

