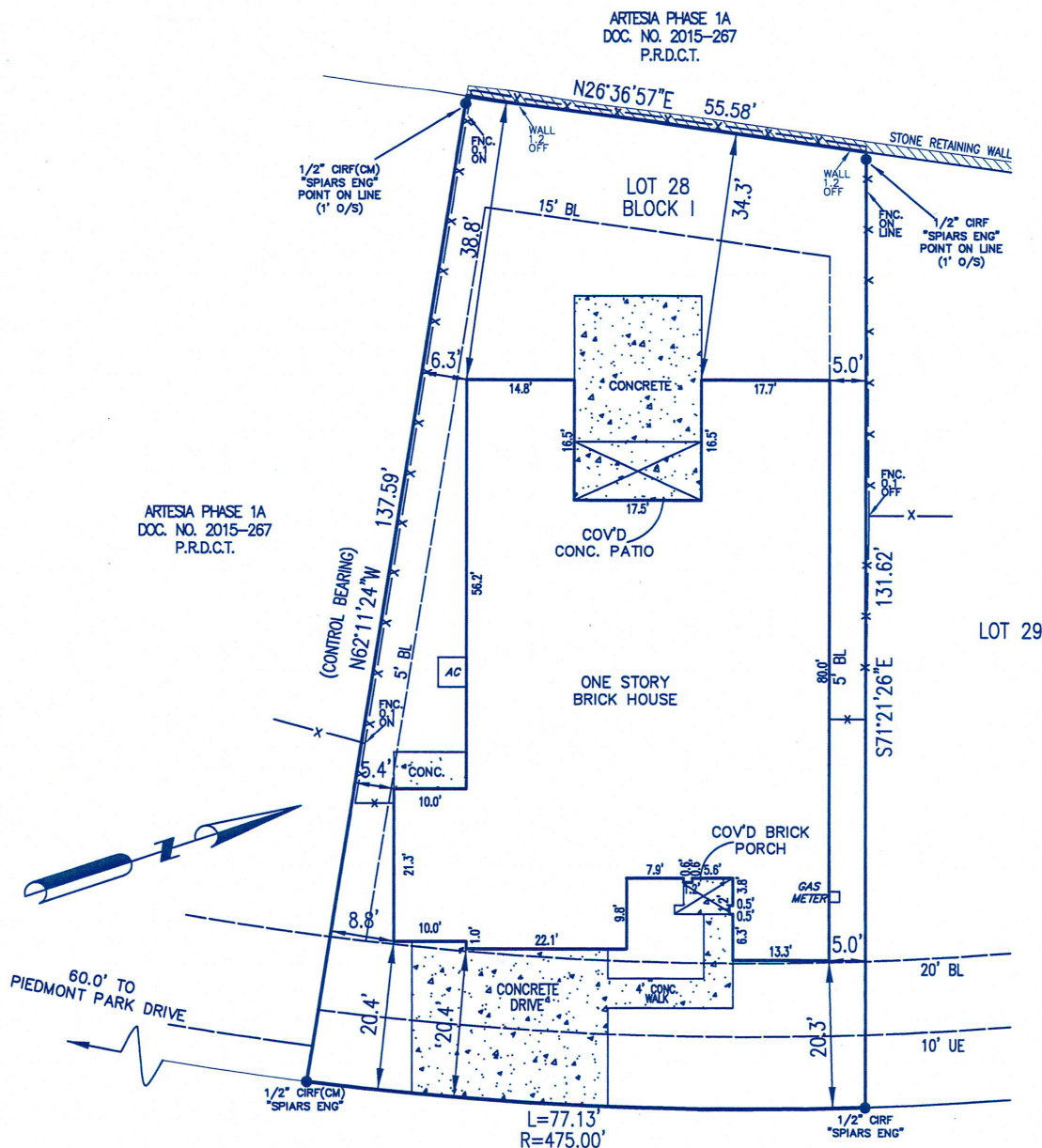


PLAT SHOWING

Lot 28, in Block I, of ARTESIA NORTH PHASE 2, an Addition to the City of Prosper, in Denton County, Texas, according to the Map or Plat thereof recorded in Volume 2017, Page 164, of the Plat Records of Denton County, Texas.

2005 COMMONS WAY



BEARING SOURCE
BEARINGS SHOWN HEREON
ARE BASED ON THE PLAT RECORDED
IN VOL. 2017, PG. 164, P.R.D.C.T.

"FLOOD CERTIFICATION"
Subject property is located in Zone X
(unshaded) according to the Flood
Insurance Rate Map Community
Panel Map # 48121C0430 G
Dated: April 18, 2011

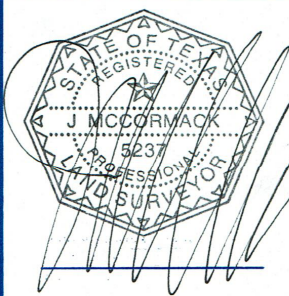
"Zone X" (unshaded)
Areas determined to be outside
the 0.2% annual chance floodplain.

Determination based on graphically
scaling from the above listed
map, only.

NOTES:

To the best of my knowledge and belief:

- 1) This survey was prepared in conjunction with a Title Commitment prepared by First National Title Insurance Company and Pratt, Aycock & Associates; Title Commitment GF No. 1803232-11, Effective Date: 04/03/2018.
- 2) Subject to building lines and easements referenced and/or depicted in Vol. 2017, Pg. 164, P.R.D.C.T. and the aforementioned Title Commitment.
- 2) Easement recorded in Vol. 402, Pg. 1, R.P.R.D.C.T., does not appear to affect the subject property, by visible surface evidence, at the time of this survey. However, it appears to be a blanket type easement. No document(s) has been located to extinguish it. It may still be in effect.
- 3) Easement recorded in Denton County Clerk's File No. 2005-8932, O.P.R.D.C.T., does not appear to affect the subject property, by visible surface evidence, at the time of this survey.
- 4) Subsurface structures, utilities, and easements are beyond the scope of this survey.
- 5) Terms, provisions, stipulations, conditions, restrictions, drainage, minerals, covenants, assessments, agreements, obligations, rights, privileges, immunities, and/or liens are beyond the scope of this survey.



"The Plat hereon is an accurate representation of the property as determined by a survey made on the ground under my direction and supervision on the date shown below, the lines and dimensions of said property being as indicated by the Plat, the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, except as shown, set back from the property lines the distances indicated and that the distance from the nearest intersecting street or road is as shown on said Plat. There are no apparent encroachments, conflicts, protrusions or apparent easements, except as shown."

SURVEY DATE: 06/02/2018

LEGEND
BL = BUILDING LINE
UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT
PUE = PUBLIC UTILITY EASEMENT
CM = CONTROLLING MONUMENT
IRF = IRON ROD FOUND
IRS = IRON ROD SET
IR = IRON ROD
-X- = FENCE
= DIRECTION OF FLOW

SCALE: 1" = 20'

DRAWN BY: JM

JOB # 024-I-28

BLS JOB # 1800068-04

AMERICAN LEGEND



BARROW
LAND SURVEYING

Platting / Planning / Residential / Commercial

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FIRM REGISTRATION NO. 10183700