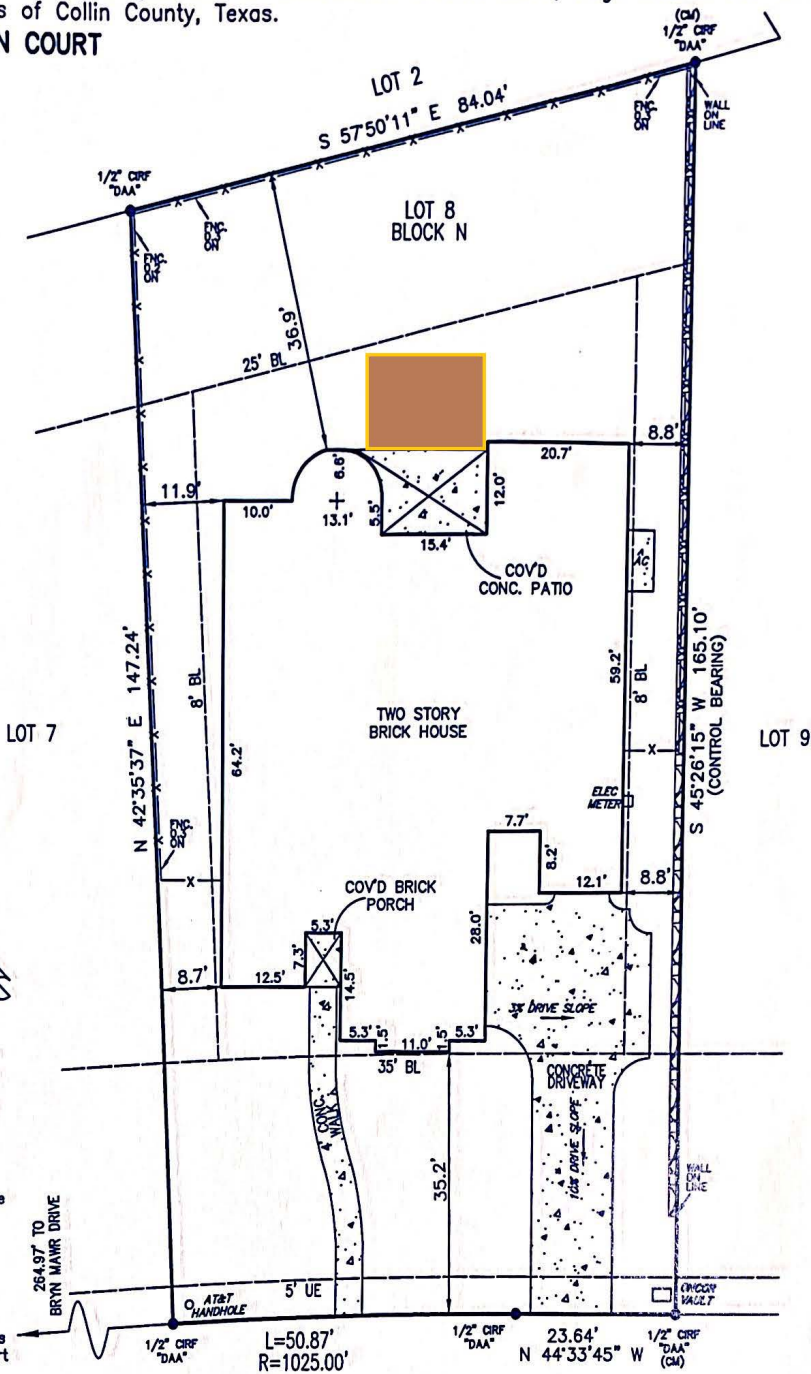


PLAT SHOWING

Lot 8, Block N, of Star Trail, Phase One B, an addition in Collin County, Texas, according to the map or plat thereof recorded in Volume 2017, Page 802 of the Official Public Records of Collin County, Texas.

730 IVY GLEN COURT



FLOOD CERTIFICATION

Subject property is located in Zone X (unshaded) according to the Flood Insurance Rate Map Community Panel Map # 48085C0230 J
 Dated: June 2, 2009

"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.

This flood statement does not create liability on part of the surveyor or surveying company.

NOTES:
 To the best of my knowledge and belief:

- 1) This survey was prepared in conjunction with a Title Commitment prepared by Chicago Title Insurance Company, Title Commitment # No. -E701803071, Effective Date: 10/14/2018.
- 2) Subject to building lines and easements referenced and/or depicted in Vol. 2017, Pg. 802, O.P.R.C.C.T. and the aforementioned Title Commitment.
- 3) Easements recorded in Vol. 252, Pg. 383, Vol. 253, Pg. 86, Vol. 487, Pg. 345, Vol. 1149, Pg. 18, Vol. 4283, Pg. 1438, and Vol. 4394, Pg. 190, O.P.R.C.C.T., do not appear to affect the subject property, by visible surface evidence, at the time of this survey. However, some appear to be blanket type easements in nature or wording, thus may still be in effect.
- 4) Easements recorded under Clerk's File No.(s) 93-0111912, 84-008083, 2008-593780, 2010-378150, 2014-1242150 and 2014-1242140, O.P.R.C.C.T., do not appear to affect the subject property, by visible surface evidence, at the time of this survey.
- 5) Subsurface structure(s), utilities, and easements are beyond the scope of this survey.
- 6) Terms, provisions, stipulations, conditions, restrictions, drainage, minerals, covenants, assessments, agreements, obligations, rights, privileges, immunities, and/or liens are beyond the scope of this survey.

BEARING SOURCE
 BEARINGS SHOWN HEREON
 ARE BASED ON THE PLAT
 RECORDED IN VOL. 2017,
 PG. 803, O.P.R.C.C.T.

730 IVY GLEN COURT
 50' R.O.W.

T/C=641.50
 P.O.B.

"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: 11/2/2018

- 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: MHH

PH JOB #B-STAI1B-N-08

BLS JOB # 1801322-03

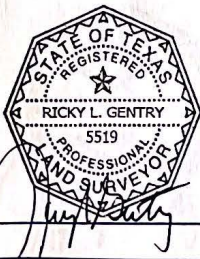


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