

Benchmark Group of Texas Inc  
 899 Presidential Drive, Suite 110  
 Richardson, TX 75081  
 Firm License #10120700  
 Phone: 972-680-3037



**Invoice Number:** 19338  
**Invoice Date:** 10/27/2017  
**Sales Order Number:** 22823

Customer ID:

PO Released \_\_\_\_\_

Sold To:

Contact: ARTESIA 4  
 2105 AUSTIIN LANE  
 4/H, PROSPER

North American Title  
 1707 Market Place  
 Suite 200  
 Irving, TX 7506312

Project Name:

TECH	Payment Terms	Due Date	FIELD CREW
	Net 30	11/26/2017	TECH

Quantity	Item	Description	Unit Price	Extention
1	LEN812	FINAL SURVEY W/GRADES GRADE EXHIBIT COMPLETED 8-31-17 #21621	327.00	327.00

We appreciate your business and would like your feed back.  
 Please call me at 972-680-3037. I look forward to hearing  
 from you.

Sincerely,

Jeffrey A. Henderson  
 President

Any outstanding amount not paid by the due date will accrue  
 interest as agreed in the contract.

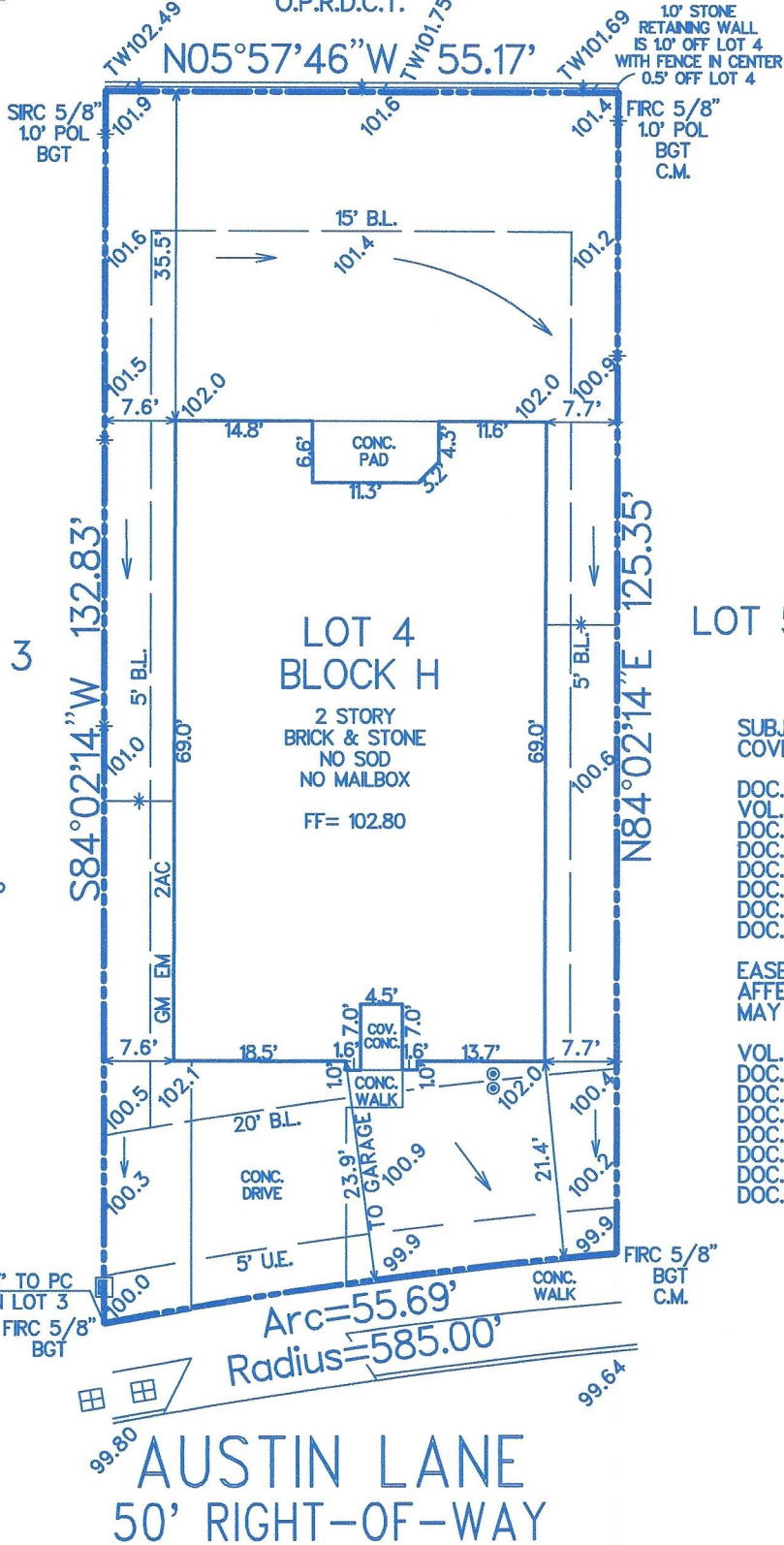
Subtotal	\$327.00
Sales Tax (8.25%)	\$0.00
<b>Total Invoice Amount</b>	<b>\$327.00</b>
Payments Received	\$0.00

PLEASE PAY THIS AMOUNT \$327.00

# FINAL SURVEY WITH GRADES

This is to certify that I have this date, made a careful and accurate survey on the ground of the property located at:  
2105 AUSTIN LANE, DENTON COUNTY, Texas. Lot No. 4 Block No. H,  
ARTESIA NORTH PHASE 4  
 an addition in DENTON County, Texas, according to PLAT THEREOF,  
 recorded in DOCUMENT NO. 2016-76, PLAT Records, DENTON County, Texas.

CORONA ARTESIA, LLC  
 REMAINDER OF TRACT IV  
 DOC. #2008-34098  
 O.P.R.D.C.T.



- LEGEND**
- 509.1 FINISHED GRADE
  - FF= FINISHED FLOOR
  - B.L. BUILDING LINE
  - U.E. UTILITY EASEMENT
  - \* FENCE
  - FLOW ARROW
  - TW= Top of Retaining Wall
  - SIRC Set Iron Rod with Cap
  - FIRC Found Iron Rod with Cap
  - ☐ Electric Box
  - AC Air Conditioner
  - EM Electric Meter
  - GM Gas Meter
  - ☒ Water Meter
  - ⊙ Cleanout
  - C.W. Concrete Walk
  - CONC. Concrete
  - COV. Covered Concrete
  - CONC. Controlling Monument

- SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN:**
- DOC. NO. 2016-76
  - VOL. 5398 PG. 3401
  - DOC. NO. 2005-8928
  - DOC. NO. 2005-107523
  - DOC. NO. 2007-19000
  - DOC. NO. 2008-34100
  - DOC. NO. 2012-104229
  - DOC. NO. 2013-21536
- EASEMENTS THAT DO NOT AFFECT PER PLAT; HOWEVER MAY AFFECT THIS LOT:**
- VOL. 402, PG. 1
  - DOC. NO. 2005-8931
  - DOC. NO. 2005-8932
  - DOC. NO. 2005-8934
  - DOC. NO. 2005-8935
  - DOC. NO. 2005-8936
  - DOC. NO. 2005-8937
  - DOC. NO. 2015-55330

**FLOOD CERTIFICATE**

AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS FOR DENTON COUNTY, TEXAS,  
 BY GRAPHIC PLOTTING, THE ABOVE PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD ZONE AREA.  
 MAP DATE: 04/18/2011, Zone: X Panel No. 48121 C0430G

The plat hereon is an accurate representation of said property on the date of survey. The lines and dimensions of said property being indicated by said plat. The size, location, and type of buildings and improvements are shown on said plat. The building set back lines are at the distance indicated. The distance to the nearest intersecting street, road, or point of curve are indicated on said plat. There are no apparent visible easements, encroachments, conflicts, or protrusions except those shown on said plat. Said plat is intended for client use only.

Date: 08/30/17  
 Job No.: LEN 22823  
 G.F. No.: 14706-17-05992  
 Scale: 1"=20'  
 Drawn By: HH

THIS IS NOT AN OFFICIAL DOCUMENT WITHOUT AN ORIGINAL SIGNATURE.



This drawing is NOT FOR CONSTRUCTION purposes.



**Benchmark Group**  
 of Texas, Inc.

899 Presidential Drive, Suite 110 Richardson, Texas 75081  
 (972) 680-3037 FAX 680-3052  
 LAND SURVEYORS- LICENSE NO. 10120700

BEARINGS BASED ON RECORDED SUBDIVISION PLAT SHOWN ABOVE UNLESS OTHERWISE NOTED