

LOT 15

LOT 12

LOT 13
BLOCK B

LOT 14

N89°30'11"W 264.15'

S00°26'53"W 169.26'

S89°30'56"E 264.08'

N00°28'14"E 169.20'

KASSANDRA DRIVE

60' R.O.W.

DOC.NO. 2022-274

1/2" CIRF
"KAZ"

1/2" CIRF
"KAZ"

CONCRETE

SEE
DETAIL

46.9'

44.0'

30' B.L. BY PLAT

16' U.E. BY PLAT

10' E.E. BY PLAT

GENERAL NOTES

- Bearing based on Texas State Plane Coordinates, North Central Zone, 4202, NAD83-US Survey feet, derived from GPS observations.
- The surveyed property has direct access to Cassandra Drive.

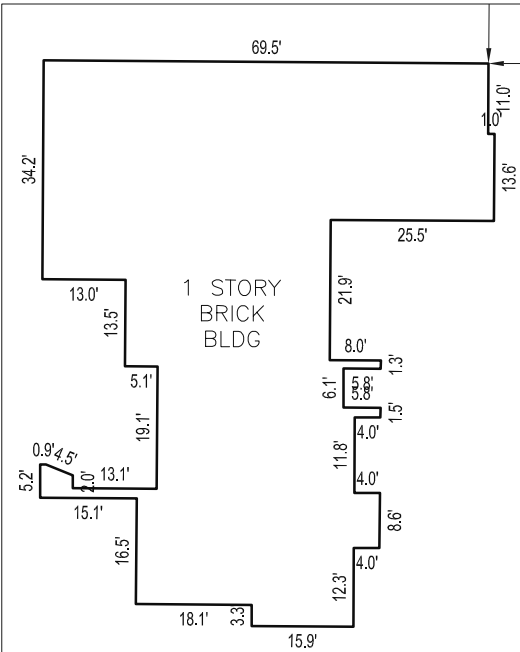
FLOOD STATEMENT

A portion of the surveyed property is situated in Non-Shaded Zone "X" in Denton County, Texas according to FEMA map number 48121C0185G dated April 18, 2011. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.

LEGEND / ABBREVIATIONS

	ADJOINER LINE		SEPTIC LID
	BOUNDARY LINE		WATER VALVE
	ASPHALT		WATER METER
	WIRE FENCE		IRRIGATION VALVE
	CHAINLINK FENCE		PLAT RECORDS, DENTON COUNTY, TEXAS
	WROUGHT IRON FENCE		IRON ROD FOUND
	OVERHEAD ELEC LINE		CAPPED IRON ROD FOUND
	IRON ROD FOUND		METAL FENCE CORNER POST
	CAPPED IRON ROD SET		UTILITY EASEMENT
	TRANSFORMER		ELECTRIC EASEMENT
	PROPANE TANK		BUILDING LINE
	CLEANOUT		

IRF
CIRF
MFCP
U.E.
E.E.
B.L.



LEGAL DESCRIPTION

Lot 13, Block B, of INDIAN TRAILS ESTATES, PHASE 2, an addition in Denton County, Texas, according to the map or plat thereof recorded in/under County Clerk's File No. 2022-274 of the Map/Plat Records of Denton County, Texas.

SCHEDULE 'B' NOTES

The exception reflected hereon are per title commitment provided by Stewart Title Guaranty Company, GF No. 2420817, effective date August 19, 2024 and issued date September 3, 2024.

b) Easements and building set back lines as shown on plat recorded in/under Volume 2022, Page 274, Map/Plat Records, Denton County, Texas. DOES AFFECT AS SHOWN

c) Easement, Right of Way and/or Agreement by and between Horace J. McGee and wife, Wilma McGee and Bolivar Water Supply Corporation, by instrument recorded in/under Volume 687, Page 700, Official Public Records, Denton County, Texas. DOES AFFECT BY RIGHTS OF INGRESS-EGRESS (15 FOOT CENTERED ON LINE AS INSTALLED)

d) Easement, Right of Way and/or Agreement by and between Norberto Flores and Bolivar W S C, by instrument recorded in/under Clerk's File No. 2018-6968, Official Public Records, Denton County, Texas. DOES AFFECT BY RIGHTS OF INGRESS-EGRESS (20 FOOT CENTERED ON LINE AS INSTALLED)

e) Easement, Right of Way and/or Agreement by and between Norberto Flores for Indian Trail Dev. LLC and Boliver W.S.C., by instrument recorded in/under Clerk's File No. 2019-165340, Official Public Records, Denton County, Texas. DOES AFFECT BY RIGHTS OF INGRESS-EGRESS (15 FOOT CENTERED ON LINE AS INSTALLED)

f) Affidavit to the Public recorded in/under County Clerk's File No. 202400074679 of the Official Public Records of Denton County, Texas, giving notice of an on-site surface application system located on the subject property and that a contract with an approved maintenance company is/may be required for use of the system. BLANKET IN NATURE AND DOES AFFECT

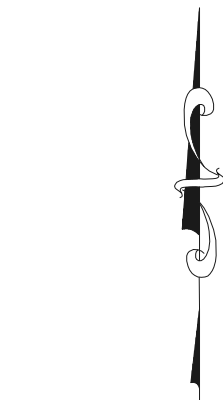
SURVEYOR CERTIFICATION

CERTIFY TO: Stewart Title Guaranty Company (GF# 2420817), and AGD Homes LLC

I, Michael R. Kersten, certify that this plat was prepared under my direct supervision from a survey made on the ground on July 2, 2024, that this plat correctly represents the facts found at the time of said survey.

Michael R. Kersten
Registered Professional Land Surveyor
Texas Registration No. 6677

10/08/2024



GRAPHIC SCALE



1 INCH = 50 FEET



**CHISHOLM TRAIL
LAND SURVEYING**

TX FIRM #10194767
MICHAEL R. KERSTEN, RPLS 6677
INFO@CTL-S-LLC.COM
940.367.7188

PROJECT NO. 24-0576

DRAWN BY: RK

SCALE: 1"= 50'

DATE: 10/08/2024

TITLE SURVEY

**8608 KASSANDRA DRIVE
LOT 13, BLOCK B
INDIAN TRAILS ESTATES
PHASE 2**