

NOTES:

1. BEARING BASIS DERIVED FROM GPS OBSERVATIONS MADE ON THE GROUND. TEXAS NORTH CENTRAL, NAD 83.
2. CABINET H, PAGE 25, PLAT RECORDS, DENTON COUNTY, TEXAS A BUILDING SET-BACK LINE, AS DISCLOSED BY PLAT, DOES AFFECT THE SUBJECT TRACT AS SHOWN.
3. VOLUME 857, PAGE 187, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS DOES AFFECT THE SUBJECT TRACT.
4. DENTON COUNTY ELECTRIC COOPERATIVE, INC. BLACK EASEMENT RECORDED IN VOLUME 404, PAGE 168, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS DOES AFFECT THE SUBJECT TRACT.
5. VOLUME 857, PAGE 187, A 15 FOOT WIDE EASEMENT CENTERED ON THE LINE AS LAID HOWEVER LINE LOCATION IS UNKNOWN.
6. SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN VOLUME 2518, PAGE 626 AND UNDER CLERKS FILE NO. 2016-41848, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS.

LEGEND

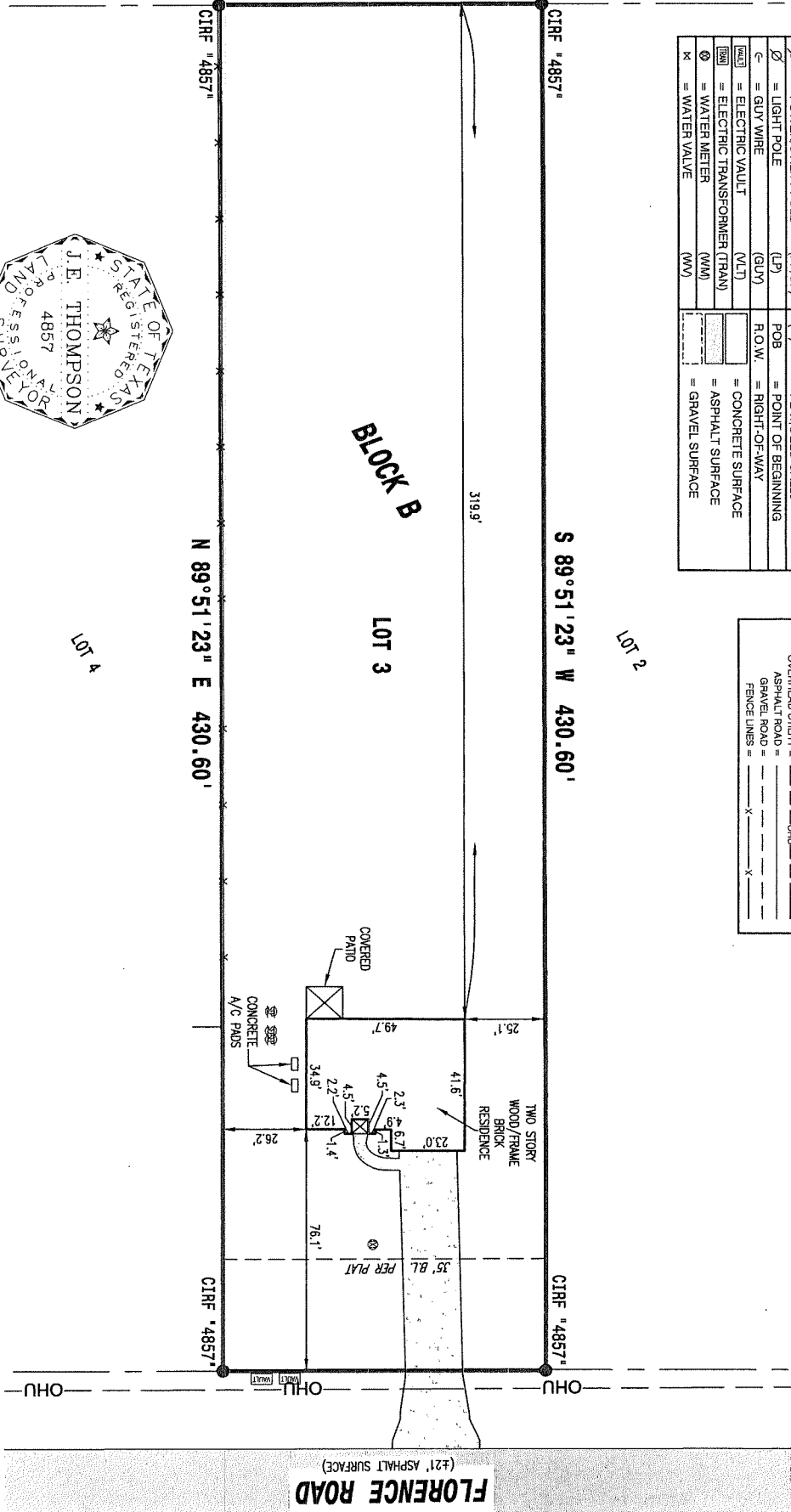
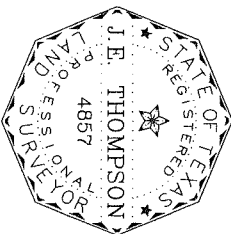
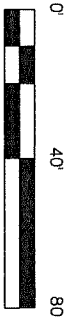
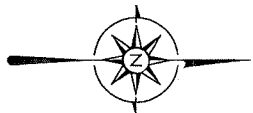
●	= PROPERTY CORNER	CIRF	= CAPPED IRON ROD FOUND
⬮	= BENCHMARK	IRF	= IRON ROD FOUND
⬮	= TELEPHONE/UTILITY RISER (TR/UR)	CHRS	= CAPPED IRON ROD SET
⬮	= BURIED CABLE MARKER (BCM)	MCOP	= METAL FENCE CORNER POST
⬮	= TELEPHONE MANHOLE (TMH)	WFOCP	= METAL FENCE CORNER POST
⬮	= POWER/UTILITY POLE (PP/UP)	()	= PLAT/DEED CALLS
⬮	= LIGHT POLE (LP)	POB	= POINT OF BEGINNING
⬮	= GUY WIRE (GU)	R.O.W.	= RIGHT-OF-WAY
⬮	= ELECTRIC VAULT (ELV)	CONC	= CONCRETE SURFACE
⬮	= ELECTRIC TRANSFORMER (TRAN)	ASPH	= ASPHALT SURFACE
⬮	= WATER METER (WM)	GRAV	= GRAVEL SURFACE
⬮	= WATER VALVE (WV)		

LINE TYPE LEGEND

PROPERTY LINE =
 EASEMENT LINES =
 DEDICATED LINES =
 ALDINGER LINES =
 OVERHEAD UTILITY =
 ASPHALT ROAD =
 GRAVEL ROAD =
 FENCE LINES = X X

I HAVE DIRECTED A CAREFUL AND ACCURATE SURVEY MADE ON THE GROUND OF THE PROPERTY LOCATED AT 3440 FLORENCE ROAD IN THE CITY OF PONDER, TEXAS, BEING LOT 3, BLOCK B OF BELLA VISTA, AN ADDITION TO DENTON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET H, PAGE 25, PLAT RECORDS, DENTON COUNTY, TEXAS.

DR. JAMES R. EGLESTON
& OTHERS
VOL. 2253, PG. 470
CALLED 154.415 ACRES
R.P.D.C.T.
(PER PLAT)



CERTIFY TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY, ACCESSBANK TEXAS, DAVID SWEEDEN, HOLLE ANN SWEEDEN, CHRISTOPHER GRACE CUSTOM HOMES, LLC.

CERTIFICATION:

THIS SURVEY HAS BEEN PREPARED IN CONNECTION WITH GF #FTDL-20-9000201900828 AND I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PREPARED FROM AN ACCURATE ON-THE-GROUND SURVEY OF THE PREMISES DEPICTED HEREON AND DESCRIBED IN THE LEGAL DESCRIPTION ATTACHED HERETO, CONDUCTED UNDER MY DIRECTION AND SUPERVISION ON 11-4-2019 AND THAT THE FINDINGS AND RESULTS OF SAID SURVEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE SIZE, TYPE AND LOCATION OF VISIBLE AND APPARENT PERMANENT IMPROVEMENTS ARE AS SHOWN, AND THAT SAID SURVEY CORRECTLY SHOWS THE LOCATION OF ALL ALLEYS, STREETS, MAINTAINED RIGHTS-OF-WAY AND EASEMENTS OF RECORD AS SUPPLIED TO ME, OF WHICH THE UNDERSIGNED IS AWARE OR HAS BEEN ADVISED AFFECTING THE SUBJECT PREMISES ACCORDING TO THE DESCRIPTIONS OF RECORD, AND THAT EXCEPT AS SHOWN THERE ARE NO VISIBLE OR APPARENT INTRUSIONS, CONFLICTS OR PROTRUSIONS.

J.E. THOMPSON II R.P.L.S. No. 4857

FLOOD STATEMENT: I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS, COMMUNITY NUMBER 480774, EFFECTIVE DATE 4-18-11 AND THAT MAP INDICATES THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOOD PLAIN" AS SHOWN IN PANEL 0346 G OF SAID MAP. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

ERRORS: THE CLIENT OR CLIENTS REPRESENTATIVES WILL HAVE 45 DAYS FROM THE DATE THE SURVEY WAS ISSUED TO CHANGE ANY MISPELLINGS OR ANY ERRORS ON THE SURVEY REPORT. AFTER THIS TIME HAS EXPIRED ALL PARTIES INVOLVED MUST ACCEPT THE SURVEY AS ISSUED.



LAND TITLE SURVEY
LOT 3, BLOCK B
BELLA VISTA ADDITION
DENTON COUNTY, TEXAS

DRAWN BY: R.S.C. DATE: 11/05/2019 JOB NO. 190281-2 SCALE: 1" = 40' PAGE: 1 OF 1

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