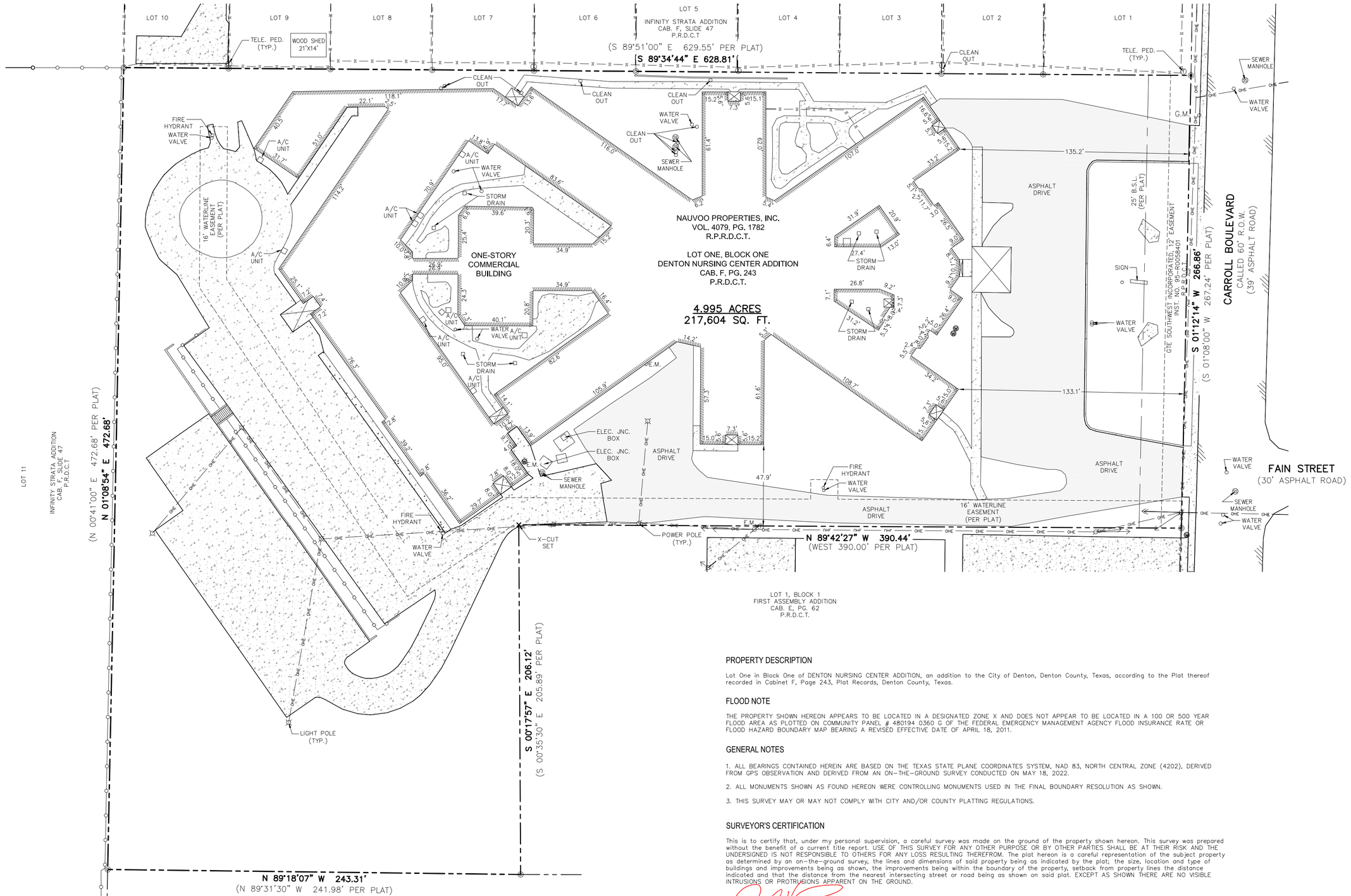

PROPERTY DESCRIPTION

Lot One in Block One of DENTON NURSING CENTER ADDITION, an addition to the City of Denton, Denton County, Texas, according to the Plat thereof recorded in Cabinet F, Page 243, Plat Records, Denton County, Texas.

FLOOD NOTE

THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN A DESIGNATED ZONE X AND DOES NOT APPEAR TO BE LOCATED IN A 100 OR 500 YEAR FLOOD AREA AS PLOTTED ON COMMUNITY PANEL # 480194 0360 G OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE OR FLOOD HAZARD BOUNDARY MAP BEARING A REVISED EFFECTIVE DATE OF APRIL 18, 2011.

GENERAL NOTES

1. ALL BEARINGS CONTAINED HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202), DERIVED FROM GPS OBSERVATION AND DERIVED FROM AN ON-THE-GROUND SURVEY CONDUCTED ON MAY 18, 2022.

2. ALL MONUMENTS SHOWN AS FOUND HEREON WERE CONTROLLING MONUMENTS USED IN THE FINAL BOUNDARY RESOLUTION AS SHOWN.

3. THIS SURVEY MAY OR MAY NOT COMPLY WITH CITY AND/OR COUNTY PLATTING REGULATIONS.

SURVEYOR'S CERTIFICATION

This is to certify that, under my personal supervision, a careful survey was made on the ground of the property shown hereon. This survey was prepared without the benefit of a current title report. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. The plat hereon is a careful representation of the subject property as determined by an on-the-ground survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements being as shown, the improvements being within the boundary of the property, setback from property lines the distance indicated and that the distance from the nearest intersecting street or road being as shown on said plat. EXCEPT AS SHOWN THERE ARE NO VISIBLE INTRUSIONS OR PROTRUSIONS APPARENT ON THE GROUND.

JOE C. VAUGHN, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5926
JUNE 1, 2022
FIRM REGISTRATION NO. 10129300

STATE OF TEXAS
REGISTERED
JOE C. VAUGHN JR.
5926
LICENSED PROFESSIONAL LAND SURVEYOR

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- ADJOINING PROPERTY LINE
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- PIPE FENCE
- OVERHEAD UTILITIES
- = CAPPED IRON ROD SET MARKED "PLS INC"
- = IRON ROD FOUND
- E.M. = ELECTRIC METER
- = WATER METER
- = CONCRETE

NOTE:
LEGEND IS TYPICAL. NOT ALL ITEMS IN LEGEND APPEAR IN DRAWING.

20 0 20 40
GRAPHIC SCALE IN FEET

PLEASE REFER TO BAR SCALE. DRAWING MAY HAVE BEEN REDUCED OR ENLARGED.

PLS
PIPELINE LAND SERVICES, INC.
1200 S. WOODROW LANE, SUITE 200 DENTON, TX 76205
PHONE 940-808-1191 FAX 940-808-1195

LAND TITLE SURVEY

2229 N. CARROLL BOULEVARD

LOT ONE, BLOCK ONE
DENTON NURSING CENTER ADDITION
CITY OF DENTON
DENTON COUNTY, TEXAS

DRAWN BY:	JDF
CHECKED BY:	JCV
DATE:	6/1/22
SHEET:	1 OF 1
SCALE:	AS SHOWN

Z:\2022\Cadd Realty\2229 N. Carroll Blvd\Plat\2229 N.Carroll Blvd.dwg, 6/1/2022 2:10:11 PM