

SURVEY SHOWING

TRACT 1
Lot 3, Block 5, Garza-Little Elm Lake Estates, an addition to the County of Denton, Texas, according to the plat recorded in Volume 2, Page 80, Plat Records of Denton County, Texas.

TRACT 2
BEING Lots 4-R and 5-R, in Block 5 of Garza-Little Elm Estates, an addition to the Town of Eastvale, Denton County, Texas, according to the replat in Cabinet D, Slide 31 of the Plat Records of Denton County, Texas.

The following Easements, Rights-of-way, and Restrictive covenants as listed on the title commitment furnished by: WFG NATIONAL TITLE INSURANCE COMPANY, GF No.: KL0001042

a. Building lines and easements, if any, as shown on Plat recorded in Volume 2, Page 80, Plat Records of Denton County, Texas. (TRACT 1)

b. Easement to Denton County Electric Co-operative, Inc., filed June 27, 1962, recorded in Volume 438, Page 201, of the Real Property Records of Denton County, Texas. (TRACT 1)

c. Building lines and easements, if any, as shown on Plat recorded in Volume D, Page 31, Plat Records of Denton County, Texas. (TRACT 2)

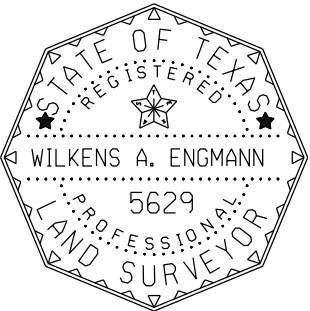
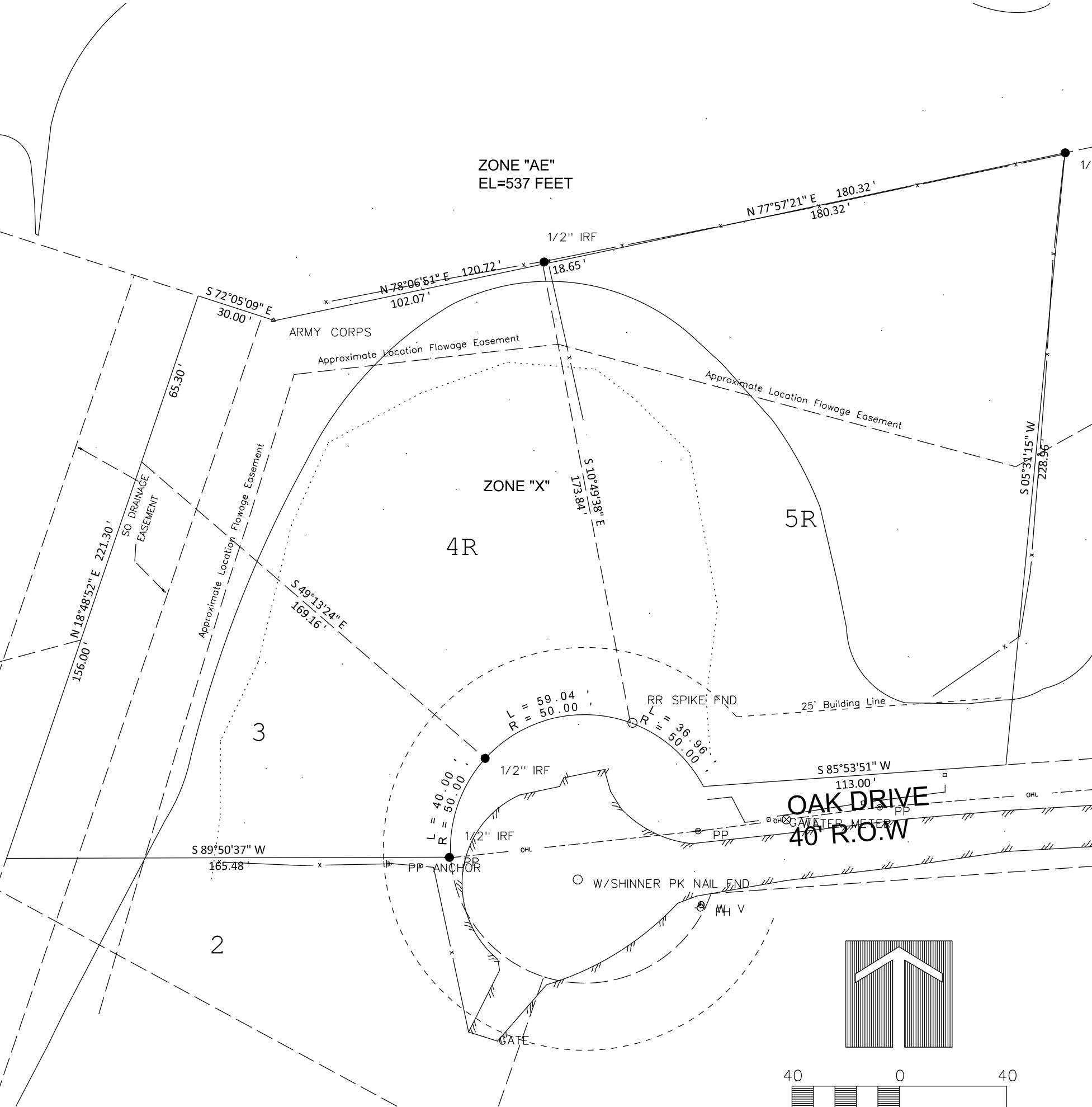
d. Rights of parties in possession.

e. No liability is assumed by reason of any encroachment(s) or protrusion(s) of a fence and/or building(s) into or outside of the boundary lines of the subject property herein described.

f. Any portion of the property herein described which falls within the boundaries of any road or roadway.

g. Any visible and apparent easements on or across the property herein described, which are not shown of record.

h. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed on Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.



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This survey plat is being provided solely for the use of: WFG NATIONAL TITLE INSURANCE COMPANY, and that no license has been created, express or implied, to copy the survey plat except as is necessary in conjunction with the original transaction dated September 14, 2018, which shall take place within 90 days after the survey was provided.

FLOOD CERTIFICATION
The property shown hereon is in either zone "X", areas determined to be outside the 0.2% annual flood plain or with Base Flood Elevation Depth Zone "AE", according to community panel 48121C0560G of the federal emergency management agency insurance rate map or flood hazard boundary map dated April 11, 2011.

Sheet of	File No.	REVISIONS				AAAA PLUS SURVEYORS, LLC 1500 HICKORY CREEK LN. ROCKWALL, TEXAS 75032 OFFICE (972) 771-9888 FAX (972) 771-9888 plat@aaaaplussurveyors.com	The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way, except as shown hereon, and that said property has access to and from a dedicated roadway. Dated this the 14th day of September 2018.	Designed _____	
		Date	Description	Approved				Drawn	E.O.
								Checked	W.E
								Approved _____	Date 9/14/18
									Title _____