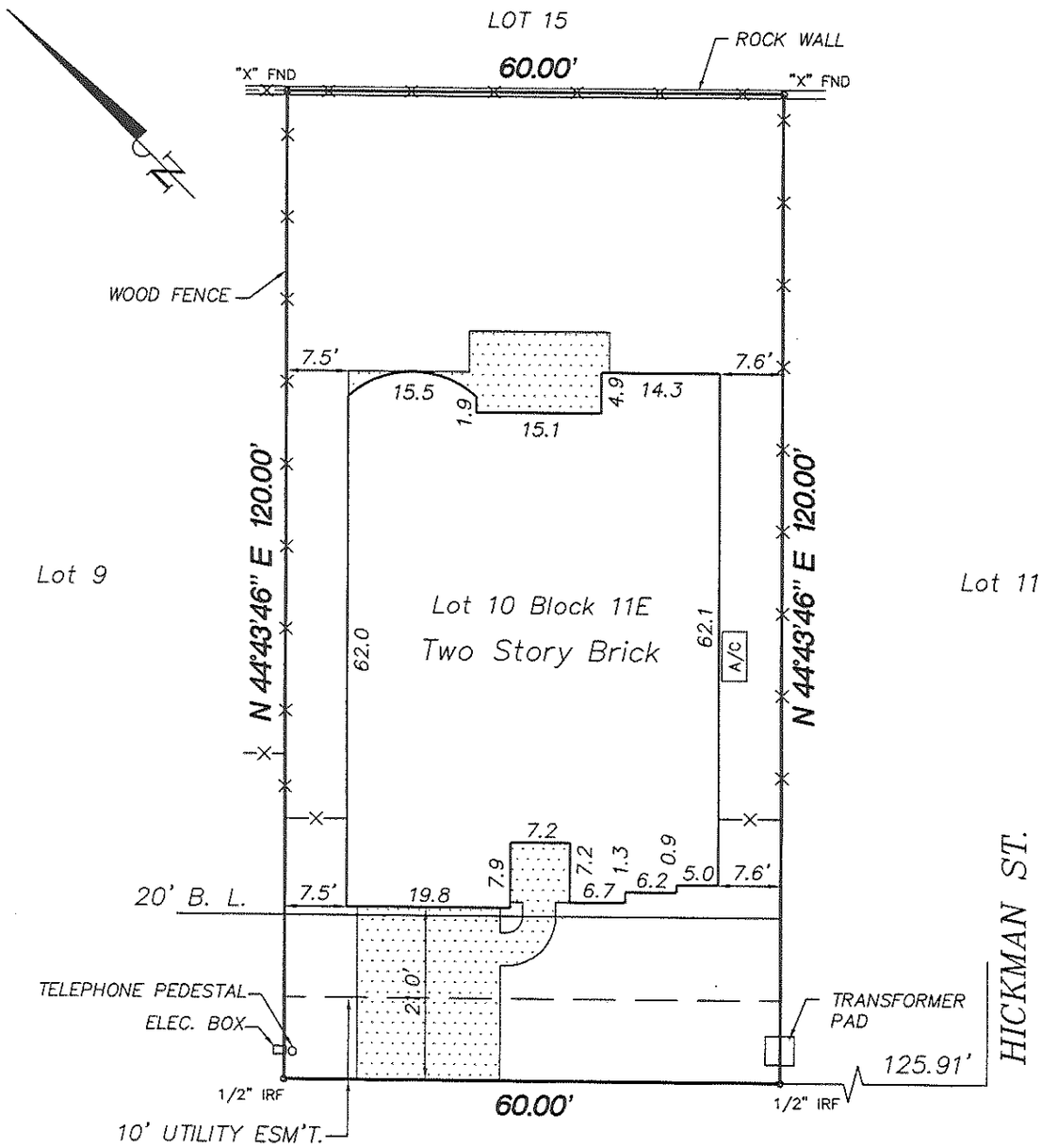
TITLE SURVEY

I hereby declare that I have, this date, made a careful and accurate survey on the ground of property located at No. 1017 PONDEROSA DRIVE, in the City of Oak Point, Texas, as described as follows: Lot 10, Block 11E, CROSS OAK RANCH, PHASE 3 – TRACT 13, an Addition to the City of Oak Point, Denton County, Texas, according to the Map or Plat thereof recorded in County Clerk's File No. 2012–263, Map and/or Plat Records, Denton County, Texas.

Easements recorded in Vol. 402, Pg. 614, Vol. 403, Pg. 119, Vol. 403, Pg. 419, Vol. 403, Pg. 480, Vol. 404, Pg. 212 & Vol 404 Pg. 363, DRDCT, do not affect this lot.



1017 PONDEROSA DRIVE

(50' R.O.W.)

NOTE: ALL FENCES ARE ON OR NEAR PROPERTY LINE UNLESS OTHERWISE NOTED.

This tract is not shown to be in a flood–prone area as scaled on the Federal Emergency Management Agency Map.
DENTON PANEL NO. 48121C0405 E DATED 04–02–97 ZONE X

The plat hereon is a true, correct, and accurate representation of the 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 are as shown, all improvements being within the boundaries of the property, set back from property lines the distances indicated, and that the distance from the nearest intersecting street, or road, is as shown on said plat.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale 1" = 20'

Date 05–29–15

JOB No.: COR10–E

REVISED: 07–14–15

This survey was performed in connection with the transaction described in FIRST AMERICAN TITLE
Company G.F. No. 2048565–708

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY ANY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

FIRM NO. 10007500

Partain Surveyors, Inc.
625 West Centerville Road
Suite 117
Garland, Texas 75041
(469) 298–3039

STATE OF TEXAS
REGISTERED
BRYAN N. PARTAIN
4592
PROFESSIONAL
LAND SURVEYOR