# SURVEY PLAT

**Mailing Address of PROPERTY:** 10208 Belfort Drive, City of Frisco, Collin County, Texas

**PROPERTY Description:**

Being Lot 3, Block O of HILLCREST ESTATES, PHASE V, an addition to the City of Frisco, Collin County, Texas, according to the plat thereof recorded in Volume I, Page 690, Map Records, Collin County, Texas.

**Notes:**

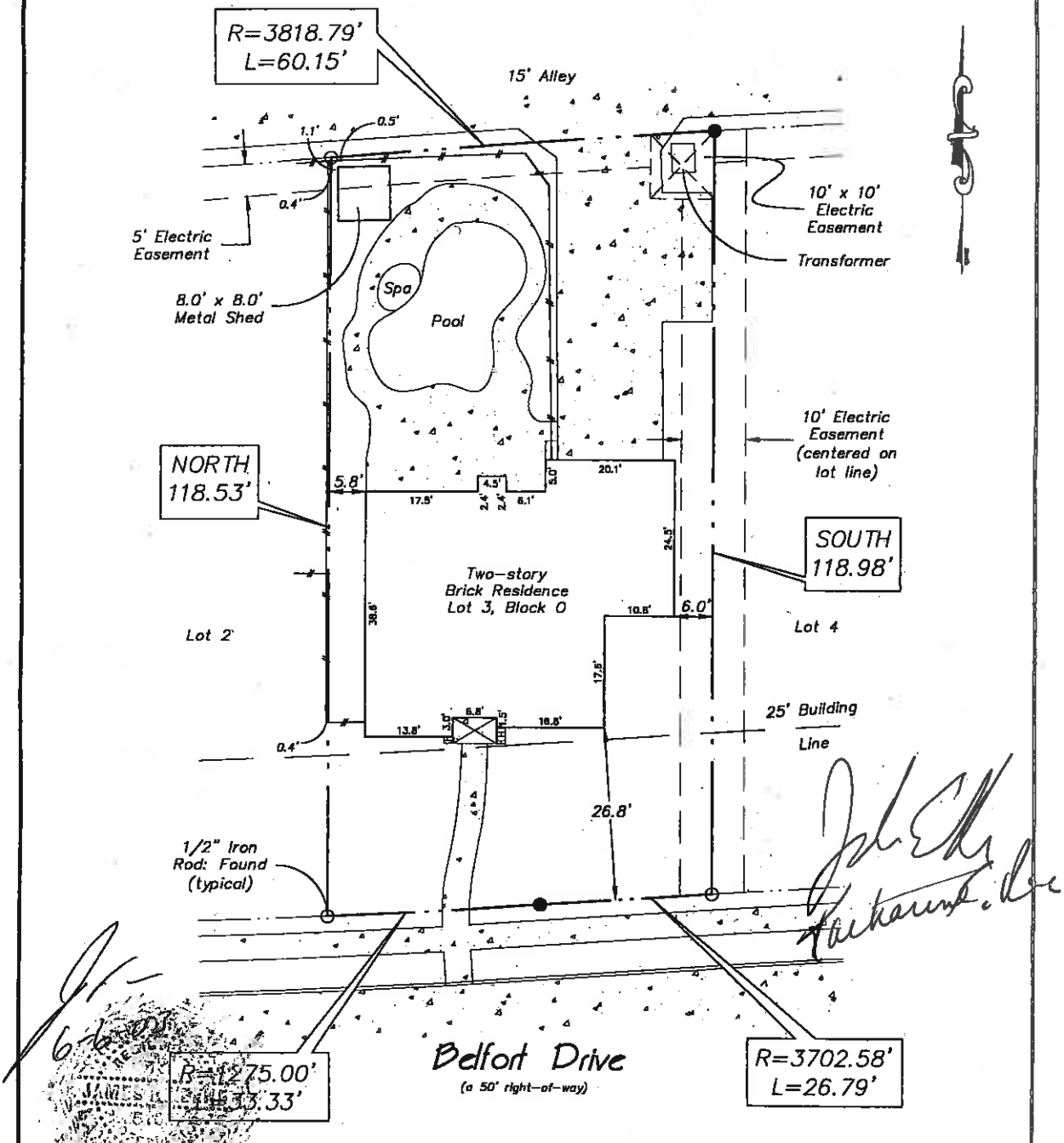
1.) Bearings are based on the above referenced plat.

2.) According to the Flood Insurance Rate Map of Collin County, Texas, Map Number 48085C0410 G, effective date January 19, 1996, the Property is located in Zone "X", described by said map to be, "areas determined to be outside the 500-year flood plain".

3.) This survey was completed without the benefit of Abstract of Title. The surveyor has relied on the Commitment for Title Insurance issued by AMERICAN TITLE COMPANY, issue date May 13, 2003, Case No. 2003 FV 753335-Z, with regard to any easements, restrictions, or rights-of-way affecting the Property not shown on the above referenced plat. No additional research regarding said easements, restrictions, or rights-of-way has been performed by the surveyor.

4.) The Property is subject to the following:
A. Restrictive covenants described in instrument recorded under CCF# 95-0059202, D.R.C.C.T.

5.) The easements described in instruments recorded in Volume 670, Page 941 and Volume 849, Page 40, D.R.C.C.T., cannot be located by the descriptions stated in said documents.




TO: American Title Company; Wall Street Home Mortgage; Timothy Yarbrough and wife, Jane Yarbrough;

I, James A. Kserie, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey was made on the ground; that this drawing correctly represents the facts found at the time of the survey; and that this professional service conforms to the current Texas Society of Professional Land Surveyors Standards and Specifications for a Category 1A, Condition II Survey. This survey plat is invalid unless it bears an original signature. The above certification does not apply to any copies.

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**LONE STAR SURVEYS, LLC.**
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Brick
Concrete
Wood Fence
1/2" Iron Rod with Cap Stamped "LONE STAR": Set

| | |
|---|---|
| SHEET: | 1 OF 1 |
| MAPSCO NO.: | 556-C |
| SCALE: | 1" = 20' |
| DATE: | 06/03/03 |
| JOB NO.: | 2003-0391 |
| DRAWN BY: | JMA |