

FINAL SURVEY WITH GRADES

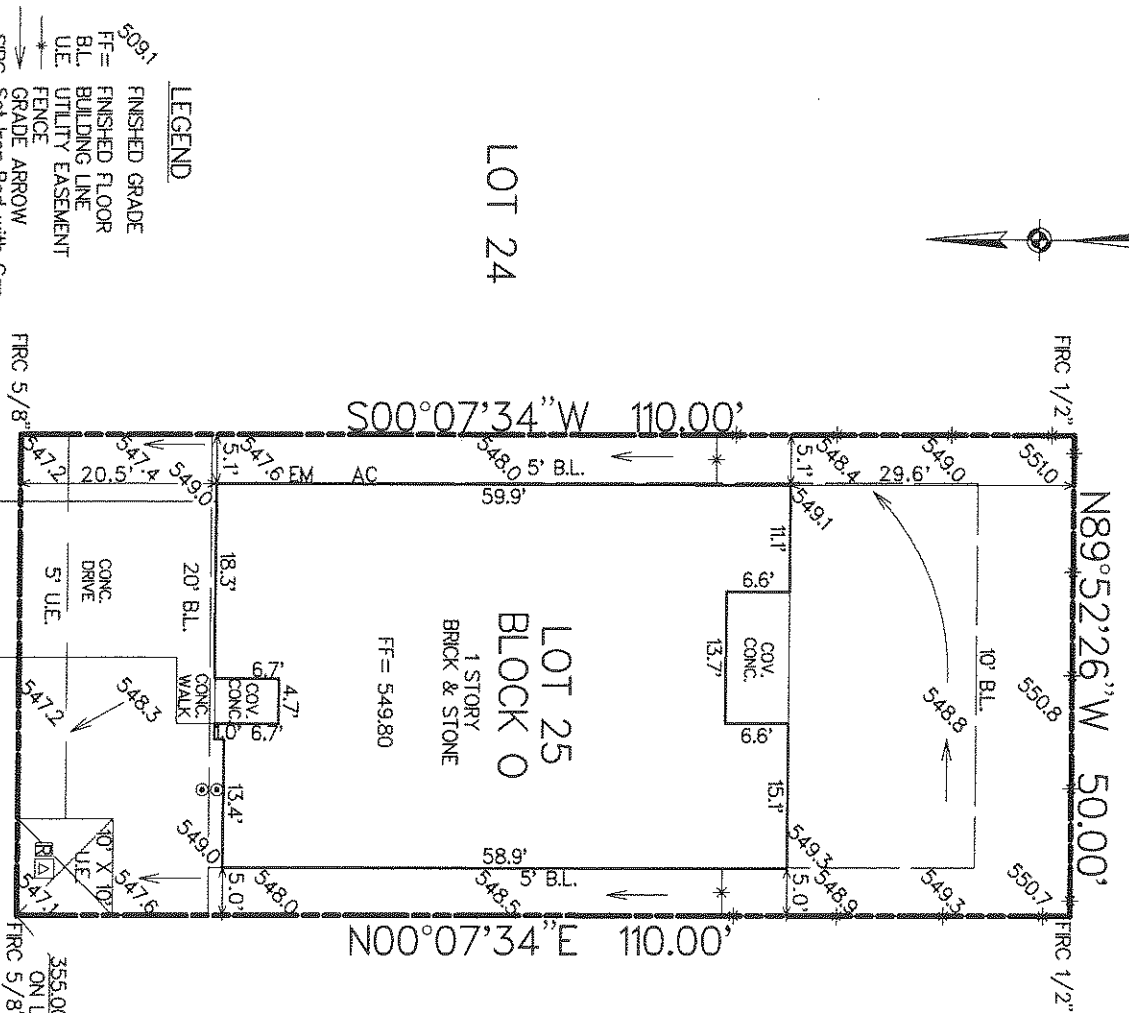
This is to certify that I have this date, made a careful and accurate survey on the ground of the property located at:
 1804 KURTH DRIVE, in DENTON COUNTY, Texas, Lot No. 25 Block No. 0,
 City Block No. _____, of _____ DENTON County, Texas, according to the _____ PLAT THEREOF
 an addition in _____ THE SHORES AT HIDDEN COVE, PHASE THIRTEEN
 recorded in _____ CLERK'S FILE NO. 2014-401, of the MAP/PLAT Records, DENTON County, Texas.

THE SHORES OF HIDDEN COVE
 PHASE ELEVEN A
 CAB, 2014, PG. 225
 P.R.D.C.T.



SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN:
 PLAT NO. 2014-401
 VOL. 466, PG. 206
 C.C.F. NO. 2006-83470
 C.C.F. NO. 2009-115673
 C.C.F. NO. 2011-120735
 C.C.F. NO. 2012-24197
 C.C.F. NO. 2012-43464
 C.C.F. NO. 2012-65789
 C.C.F. NO. 2014-8604

EASEMENTS THAT DO NOT AFFECT PER PLAT:
 VOL. 339, PG. 216
 VOL. 401, PG. 76
 VOL. 401, PG. 77



- LEGEND**
- FINISHED GRADE
 - FF= FINISHED FLOOR
 - BL. BUILDING LINE
 - UE. UTILITY EASEMENT
 - FENCE
 - GRADE ARROW
 - SIRC Set Iron Rod with Cap
 - FIRC Found Iron Rod with Cap
 - Electric Transformer
 - MB Mail Box
 - AC Air Conditioner
 - EM Electric Meter
 - Telephone Riser
 - Water Meter
 - Cleanout
 - C.W. Concrete Walk
 - CONC. Concrete
 - COV. Covered Concrete

AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS FOR DENTON COUNTY, TEXAS,
 BY GRAPHIC PLOTTING, THE ABOVE PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD ZONE AREA.
 MAP DATE: 04/18/2011, Zone: X Panel No. 48121 C0420 G.

The plat hereon is an accurate representation of said property on the date of survey. The lines and dimensions of said property being indicated by said plat. The size, location, and type of buildings and improvements are shown on said plat. The building set back lines are at the distance indicated. The distance to the nearest intersecting street, road, or point of curve are indicated on said plat. There are no apparent visible easements, encroachments, conflicts, or protrusions except those shown on said plat. Said plat is intended for client use only.

Date: 08/12/2015
 Job No.: LEN 04383
 G.F. No.: 14706-15-02103
 Scale: 1"=20'
 Drawn By: MC

This drawing is NOT FOR CONSTRUCTION purposes.

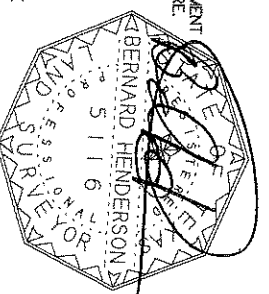
THIS IS NOT AN OFFICIAL DOCUMENT WITHOUT AN ORIGINAL SIGNATURE.



Benchmark Group
 of Texas, Inc.

899 E. Arapaho Road, Richardson, Texas 75081
 PHONE: (972)980-3037 FAX: (972)980-3052
 LAND SURVEYORS - LIC. NO. 10720700

BEARINGS BASED ON RECORDED SUBDIVISION PLAT SHOWN ABOVE UNLESS OTHERWISE NOTED





EVERETT FINANCIAL SERVICES
A LENNAR COMPANY

DD

HIDDEN COVE SPRINGWOOD COLLECTION of Standard Features

Many INCLUDED Features

- ✓ Upgraded black electric smooch top range
- ✓ Black side-by-side refrigerator
- ✓ 3 GW Granite kitchen counter tops with undermount sink (Level 1)
- ✓ Upgraded 12 1/2" x 12" ceramic tile kitchen backsplash on diagonal (Base Level)
- ✓ Upgraded hard wood 12 1/2" x 12" ceramic tile in entry, kitchen, nook, all baths, and utility (Base Level)
- ✓ Highest crown moulding in entry, dining, family, kitchen and nook (per plan)

Interior Features

- ✦ Stylish Santa Fe 2-panel arch top interior doors
- ✦ 2" Faux wood blinds on all operable windows
- ✦ Rounded drywall corners (excludes window returns)
- ✦ Moen® plumbing fixtures, light fixtures, and accessories in bathrooms
- ✦ Low Volatile Organic Compound (VOC) paint
- ✦ On-site stained wood hand rails
- ✦ Vinyl floors in entry, kitchen, nook, utility room, and all bathrooms
- ✦ Low Volatile Organic Compound (VOC) Stain Guard® continuous carpeting
- ✦ Pre-wired for cable in family room, all bedrooms, and game room (per plan)
- ✦ Programmable thermostat with humidity control
- ✦ Full security system with 1 keypad

Kitchen Features

- ✦ 36" wall cabinetry with decorative crown moulding
- ✦ GE® Energy Star® microwave oven vented to exterior of home (per plan)
- ✦ GE® Energy Star® multi-cycle dishwasher
- ✦ GE® Energy Star® 30" electric range
- ✦ Moen® Chateau WaterSense® certified single-lever chrome faucet with separate side spray
- ✦ Stainless Steel kitchen sink
- ✦ Laminate kitchen countertops

Bathroom Features

- ✦ Dual sinks in master bathroom
- ✦ Separate tub and shower in master bathroom
- ✦ Beautiful ceramic tile surround in master shower
- ✦ Stylish cultured marble vanity tops with wave bowl sink in all bathrooms
- ✦ Beautiful ceramic tile tub/surround in secondary bathroom
- ✦ WaterSense® certified faucets and shower heads
- ✦ Elongated commodes in master and powder baths

Construction Features

- ✦ PEX plumbing system
- ✦ High-quality composition shingles
- ✦ Radiant Barrier roof decking to reduce attic temperature
- ✦ Third-party code certified inspection process
- ✦ Triple-coated Low-E 366 glass insulated vinyl windows
- ✦ Lennox Energy Star® 15 SEER rated HVAC system with heat pump and fresh air intake
- ✦ MERV 11 media filter for better interior air quality
- ✦ Roof ridge ventilation and air vents (where needed)
- ✦ 3000-PSI post-tension foundation certified onsite by an independent engineer

Insulation Specifications

- ✦ R-20 flat ceilings (where accessible)
- ✦ R-22 sloped ceilings
- ✦ R-13 walls (minimum)

Exterior Features

- ✦ Low-maintenance insulated fiberglass 6-panel front entry door
- ✦ Insulated garage door with opener and 2 remotes
- ✦ Fully sodded front, rear and side yard
- ✦ Full irrigation system with rain and freeze sensor
- ✦ Front landscape package with backyard fencing
- ✦ Low-maintenance fiber-cement siding and continuous soffit with 30-year warranty
- ✦ Full gutters
- ✦ "Built-in" pest control and termite treatment system

The specific features in a home may vary from home to home and from one community to another. We reserve the right to substitute equipment, material, appliances and brand names with items of equal or higher, in our sole opinion, value. Color and size variations may occur. The prices of our homes, included features, and available locations are subject to change without notice. Please see actual home purchase agreement for additional information, disclosures and disclaimers relating to the home and its features.

Effective 06/23/14