

SURVEY PLAT

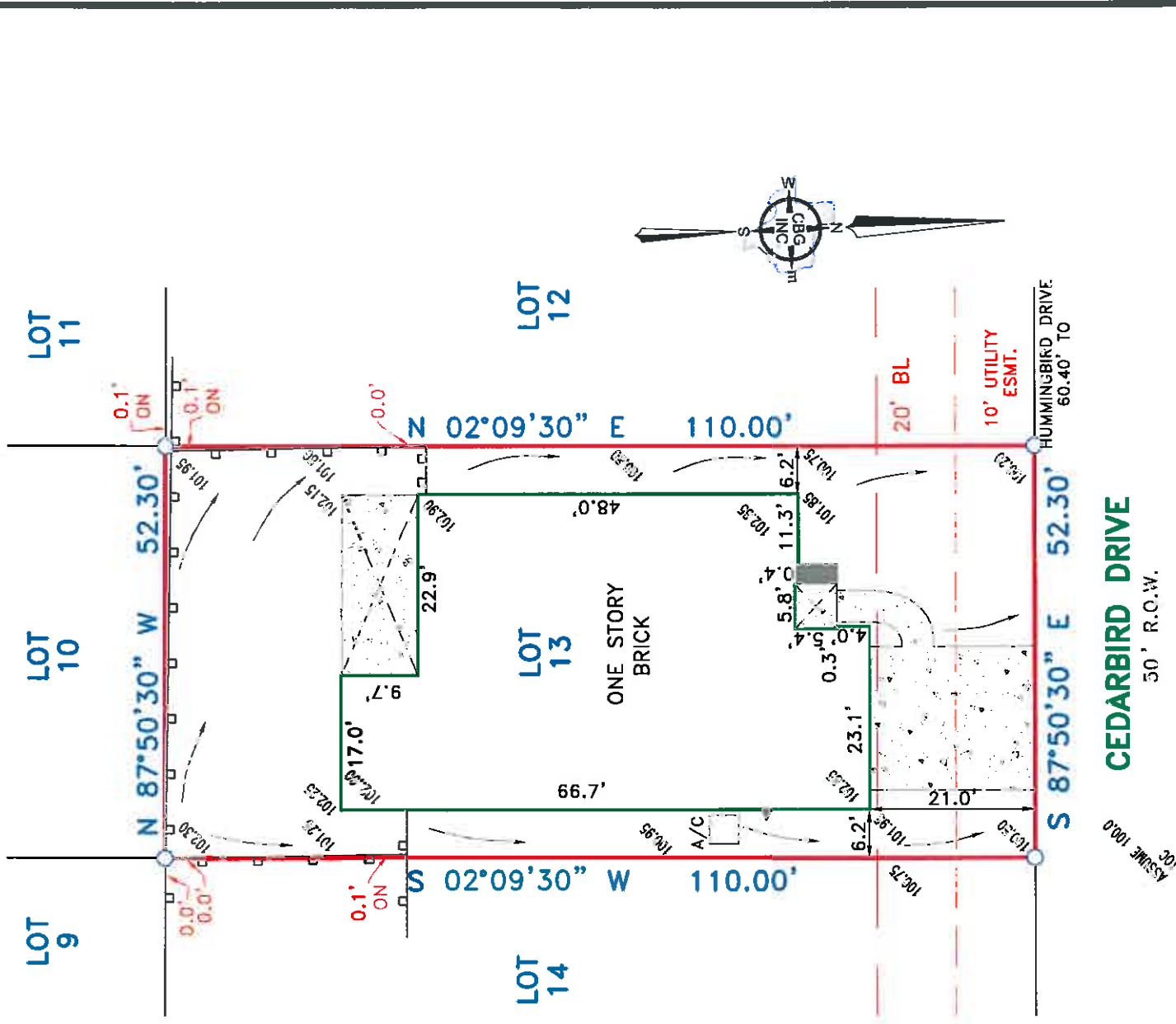
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 1404 CEDARBIRD DRIVE, in the COUNTY OF DENTON, TX, Texas, Lot No. 13 Block No. 0 of PALOMA CREEK SOUTH, PHASE 2 an addition to the COUNTY OF DENTON, Texas, according to the PLAT THEREOF recorded in CABINET Y at PAGE 148 of the PLAT Records of DENTON County, Texas.

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY

VOL. 404, PG. 27, VOL. 404, PG. 335

NOTE: THE SUBDIVISION IS SUBJECT TO EASEMENTS RECORDED IN THE DECLARATION OF EASEMENT RECORDED IN CC# 2003-204716

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENT RECORDED IN CC# 2003-204717 VOL. 5276, PG. 982 CC# 2003-204715 CC# 2005-76908 CC# 2005-97049 CC# 2008-118935 CC# 2008-131022 CC# 2009-36008 CC# 2008-121703 CC# 2008-127576



CEDARBIRD DRIVE

30' R.O.W.

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

NOTE: According to the F.I.R.M. No. 48121C0405E, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by REUNION Title Company in connection with the transaction described in G.F. 08R01719. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.