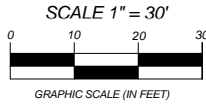


SURVEY PLAT

TO: Town Square Title, G.F. No. 17857

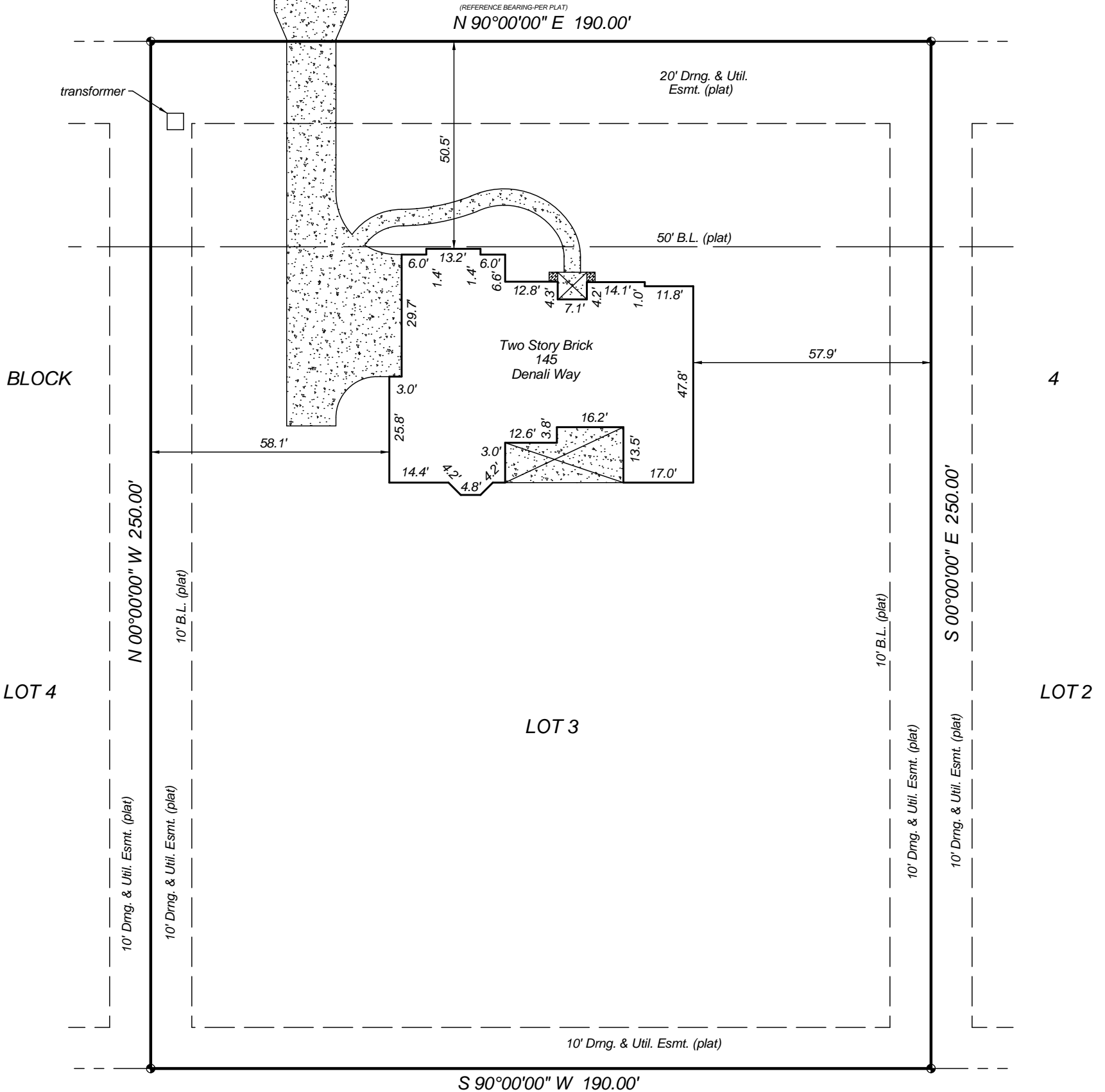
ADDRESS: 145 Denali Way

Lot 3, Block 4, of Summit Estates - Phase 1, an addition to Ellis County, Texas, according to the map thereof recorded in Cabinet I, Slide 394, of the Plat Records, of Ellis County, Texas.



DENALI WAY

(60' R.O.W.)



Subject to the following:
 Easement to Hill County Elect. Coop., Inc. recorded in Vol. 767, Pg. 709, DR/ECT.
 Easement to Sardis-Lone Elm Water Supply Corp. recorded in Vol. 1298, Pg. 303, DR/ECT.
 The location description of the above described easements contain insufficient information to locate on or off subject property, however, the Surveyor did not find any surface evidence; this statement is not intended to induce the title company to remove the easements from their title commitment.

JHDMC LLC
 called 82.918 Acres
 Vol. 2725, Pg. 135, DR/ECT

TYPICAL EASEMENT & BLDG LINE LOCATIONS (AS NOTED ON PLAT)

1. FRONT SETBACK: 50'
2. SIDE YARD SETBACKS, ADJACENT TO R.O.W.: 20'
3. REAR YARDS, ADJACENT TO R.O.W.: 40'
4. ADDITIONAL 20' D. & U.E. ALONG BACK OF LOTS ADJACENT TO R.O.W.
5. 10.0' DRAINAGE & UTILITY EASEMENTS ALONG ALL INTERIOR PROPERTY LINES.

NOTE:
 All monuments are 1/2 inch iron rod with cap marked "RPLS 4818" found and were used as controlling monuments for the purposes of this survey.

LEGEND OF SYMBOLS	● Survey Monument	IRS - Iron Rod Set	IRF - Iron Rod Found	▲ gm - Gas Meter	■ em - Electric Meter	○ wm - Water Meter
● pp - Power Pole	● lp - Light Pole	⊕ fh - Fire Hydrant	⊙ mh - Man Hole	○ sc - Sewer Cleanout	----- Easement Line	----- Utility Line
Fence Line -x-x-x-x-	Boundary Line - - - - -	Bldg. Line - - - - -	Center Line - - - - -			

THE PROPERTY SHOWN HEREON IS NOT LOCATED IN A DESIGNATED (100 YEAR FLOOD HAZARD AREA) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY RATE MAP PANEL NUMBER: 48139C0175 F, DATED: JUNE 3, 2013.

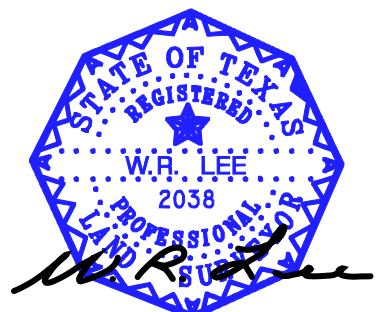
PROPERTY IS LOCATED IN ZONE: X

The plat shown hereon represents a true, correct and accurate representation of the results of a survey made on the ground by me or under my direction and supervision. The size, type and location of all visible and apparent buildings and improvements to the property found on the ground are shown hereon. The record distance to the nearest intersecting street or road is shown hereon. Except as shown hereon there were no visible and apparent encroachments or protrusions of improvements or physical evidence of easements found on the ground on the subject property. The subject property has physical access as shown hereon. This survey is subject to all easements and restrictions of record. This is a surface or above ground survey. No attempt to locate underground utilities or structures of any kind has been made. This certification is an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied. The surveyor grants a license to use this drawing exclusively for the original closing or loan transaction for which the survey was performed. Not published. All Rights Reserved. May not be copied, stored or redistributed without prior, written permission.

Scale 1" = 30'
 Date December 9, 2015
 Job No. X33893
 Drawn By NB

Shields and Lee Surveyors

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 Dallas, Texas 75224
 Phone (214) 942-8496
 Fax (214) 941-7229
 TBPLS Firm No. 10017000



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W.R. Lee, R.P.L.S. 2038