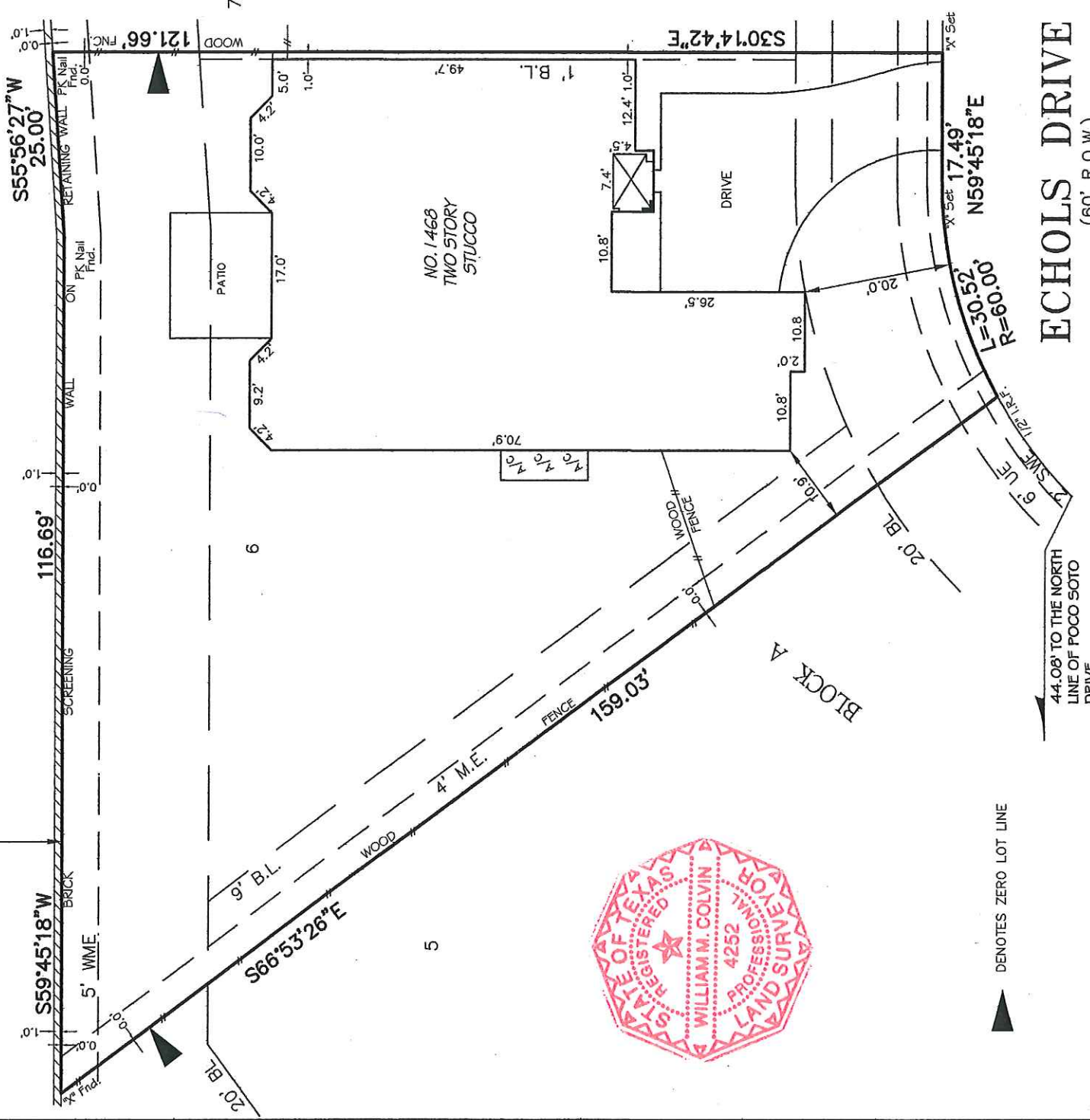


# LONE STAR RANCH PARKWAY

120' R.O.W.  
(DOC. No. 2013-175 P.R.D.C.T.)

LOT 15, BLOCK A  
PUBLIC ACCESS, LANDSCAPE & SIDEWALK EASEMENT  
DOC.# 2013-1506 D.R.D.C.T.



▲ DENOTES ZERO LOT LINE

44.08' TO THE NORTH  
LINE OF POCO SOTO  
DRIVE

## ECHOLS DRIVE

(60' R.O.W.)

FLOOD NOTE: THE F.I.R.M. REPORT FOR THE CITY OF FRISCO, DENTON COUNTY, TEXAS, COMMUNITY PANEL NO. 48212C0420G DATE: APRIL 18, 2011, INDICATES ALL OF THE PROPERTY SHOWN HEREON IS LOCATED WITHIN ZONE X CLEAR, WHICH BY F.I.R.M. DEFINITION MEANS "AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN".

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF PROPERTY LOCATED AT 1468 ECHOLS DRIVE IN THE CITY OF FRISCO, TEXAS, DESCRIBED AS FOLLOWS: LOT 6, BLOCK A OF WINDROSE AT PHILLIPS CREEK RANCH, AN ADDITION TO THE CITY OF FRISCO, DENTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN COUNTY CLERK'S FILE NO. 2013-337, PLAT RECORDS, DENTON COUNTY, TEXAS.

THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY 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 DISTANCE 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: 9-22-2015 REGISTERED PROFESSIONAL LAND SURVEYORS, TEXAS

*William M. Colvin*  
REGISTERED PROFESSIONAL LAND SURVEYORS, TEXAS