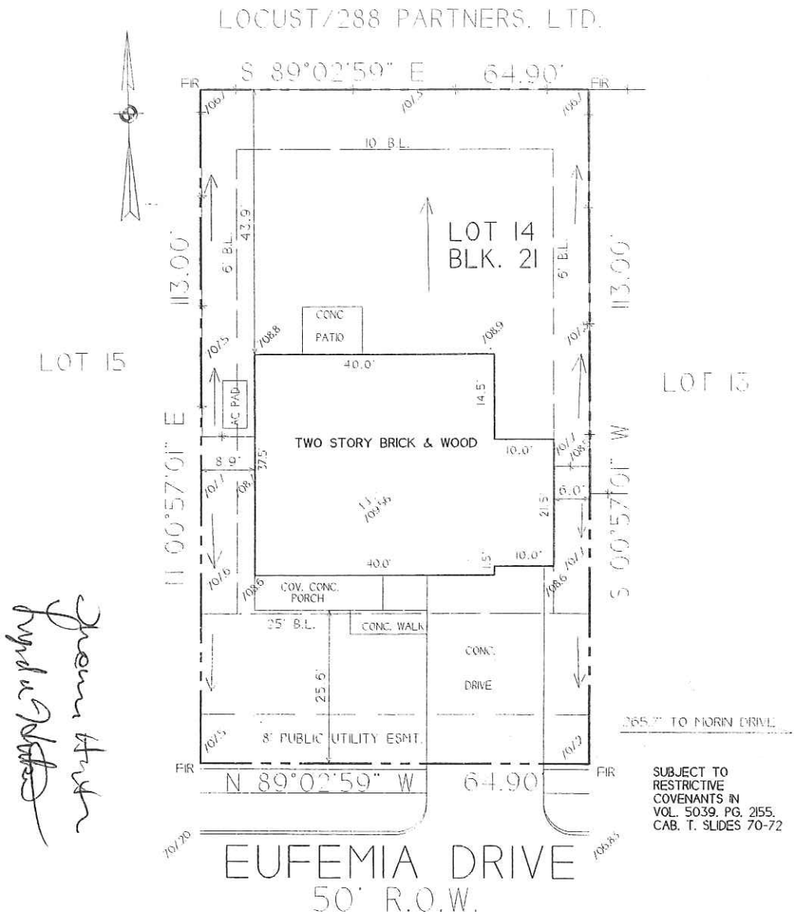
SURVEY PLAT

This is to certify that I have this date, made a careful and accurate survey on the ground of the property located at: 1516 EUFEMIA DRIVE, in the City of DENTON, Texas; Lot No. 14 Block No. 21 City Block No. _____, of NORTHPOINTE ADDITION PHASE I an addition to the City of DENTON, DENTON County, Texas, according to the MAP or PLAT THEREOF recorded in CABINET T SLIDES 70,71&72 PLAT Records, DENTON County, Texas.



SUBJECT TO RESTRICTIVE COVENANTS IN VOL. 5039, PG. 2155, CAB. T, SLIDES 70-72

FLOOD CERTIFICATE

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: 4-02-97 Zone: X Panel No. 48121 C0220 E

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: 5-14-03
Job No.: MHI.36478
G.F. No.: 02103405
Scale: 1 = 20'
Drawn By: BET

THIS IS NOT AN OFFICIAL DOCUMENT WITHOUT AN ORIGINAL SIGNATURE.

LEGEND:
F.I.R. - FOUND IRON ROD
S.I.R. - SET IRON ROD 5/8"

PIONEER HOMES

BERNARD HENDERSON III 5116 REGISTERED PROFESSIONAL LAND SURVEYOR

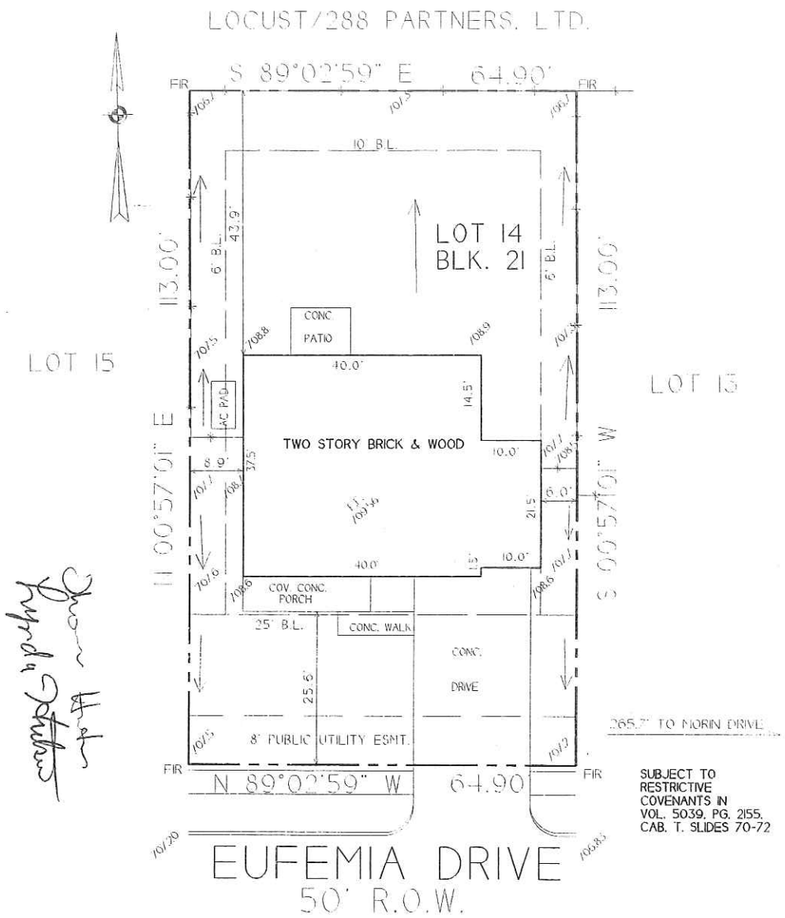
This drawing is NOT FOR CONSTRUCTION purposes.

Benchmark Group of Texas, Inc.
399 E. Arapaho Road Richardson, Texas 75081
(972) 680-3037 FAX 680-3052
SURVEYORS

BEARINGS BASED ON RECORDED SUBDIVISION PLAT SHOWN ABOVE UNLESS OTHERWISE NOTED

SURVEY PLAT

This is to certify that I have this date, made a careful and accurate survey on the ground of the property located at: 1516 EUFEMIA DRIVE, in the City of DENTON, Texas, Lot No. 14 Block No. 21, City Block No. ____, of NORTHPOINTE ADDITION PHASE I, an addition to the City of DENTON, DENTON County, Texas, according to the MAP or PLAT THEREOF recorded in CABINET T SLIDES 70,71&72 PLAT Records, DENTON County, Texas.



SUBJECT TO RESTRICTIVE COVENANTS IN VOL. 5039, PG. 2155, CAB. T, SLIDES 70-72

FLOOD CERTIFICATE

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: 4-02-97 Zone: X Panel No. 48121 C0220 E

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Date: 5-14-03
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G.F. No.: 02103405
Scale: 1" = 20'
Drawn By: BET

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LEGEND:
F.I.R. = FOUND IRON ROD
S.I.R. = SET IRON ROD 5/8"

PIONEER HOMES

BERNARD HENDERSON III
5116
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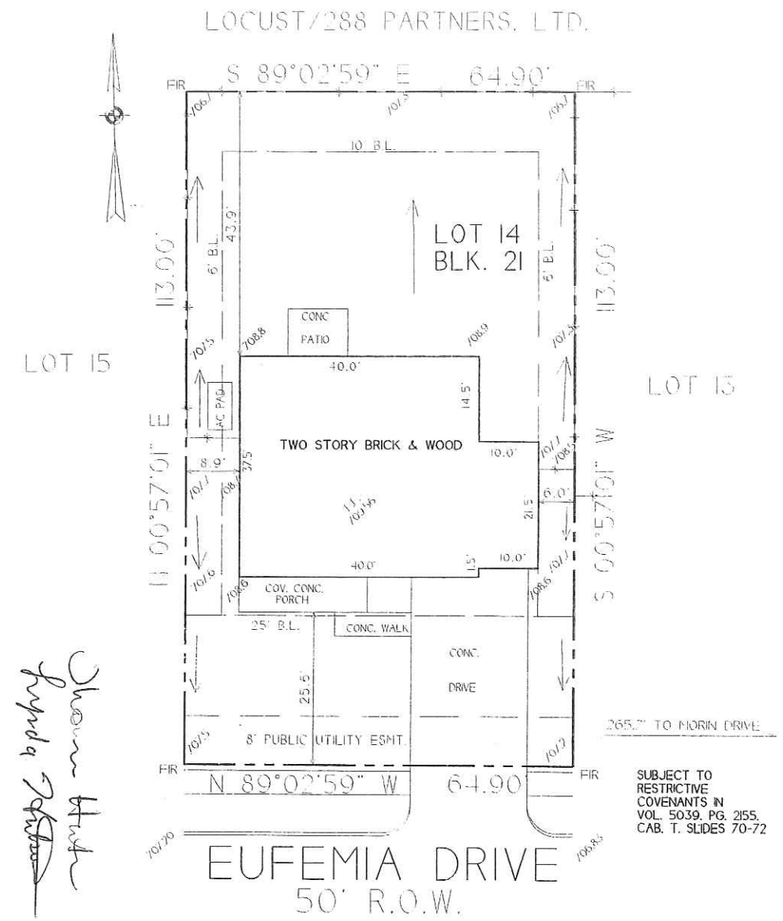

SUBJECT TO RESTRICTIVE COVENANTS IN VOL. 5039, PG. 2155, CAB. T, SLIDES 70-72

Shown Hub found & set

FLOOD CERTIFICATE

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: 4-02-97 Zone: X Panel No. 48121 C0220 E

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: 5-14-03
Job No.: MHI.36478
G.F. No.: 02103405
Scale: 1" = 20'
Draw By: BET

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LEGEND:
F.I.R. - FOUND IRON ROD
S.I.R. - SET IRON ROD 5/8"

PIONEER HOMES

BERNARD HENDERSON III 5111 REGISTERED PROFESSIONAL LAND SURVEYOR

This drawing is NOT FOR CONSTRUCTION purposes.

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399 E. Arapaho Road, Richardson, Texas 75081
(972) 680-3037 FAX 680-3052
SURVEYORS

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