

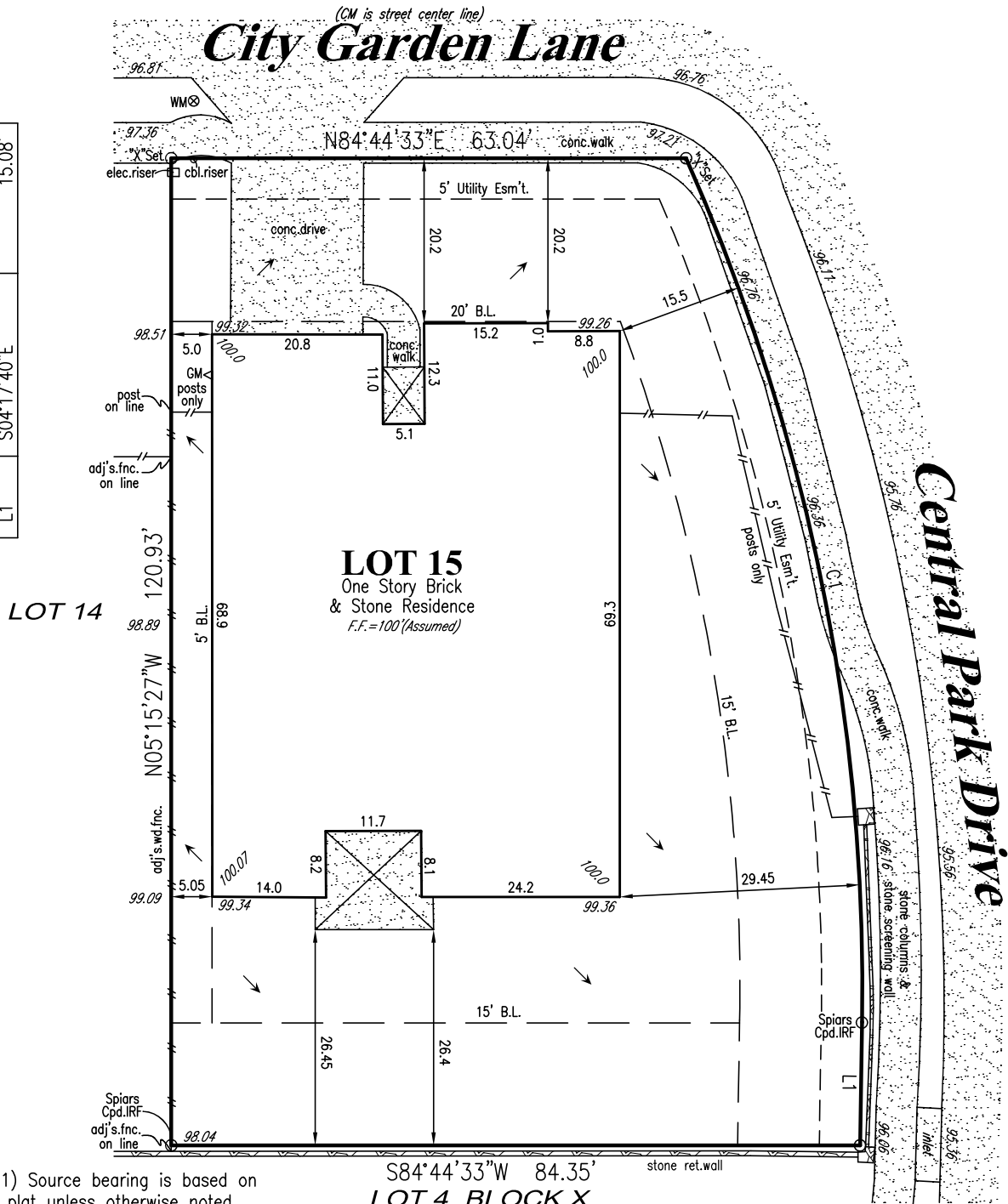
**PROPERTY DESCRIPTION**

Address: 15508 City Garden Lane, Being Lot 15, in Block D, of Artesia North Phase 1A, an Addition to Denton County, Texas, according to the map or plat thereof recorded in County Clerk's Number 2015-267, of the Plat Records, of Denton County, Texas.



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CHORD LENGTH	108.02'
CHORD BEARING	S16°46'15"E
ARC LENGTH	108.88'
DELTA ANGLE	24°57'10"
CURVE	C1
RADIUS	250.00'
LINE	L1
BEARING	S04°17'40"E
DISTANCE	15.08'



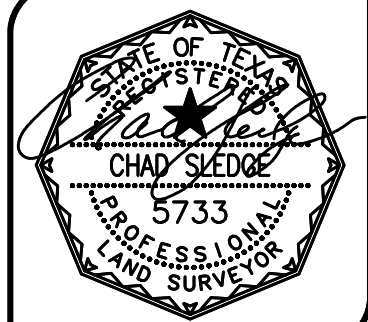
**NOTES:** (1) Source bearing is based on recorded plat unless otherwise noted.

(2) (CM) = Controlling monument. (3) Surveyor's signature will appear in red ink on original copies. (4) No part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map Number 48121C0430G of the F.E.M.A. Flood Insurance Rate Maps for Denton County, Texas & Incorporated Areas dated April 18, 2011. (Zone X). This statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can & will occur & flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. (5) Final grade assumed finished floor elevations are at the brick ledge. (6) Drainage arrows, if shown, were determined by elevations shown hereon. (7) Subject property is affected by any & all notes, details, easements & other matters, that are shown on or as part of the recorded plat and/or as part of a title commitment/survey request. (8) I hereby declare that the elevations & drainage patterns shown hereon were developed from a survey of this property & accurately & truly depict the elevations as they existed on the date of this survey. The relative elevations as depicted may change subsequent to the date of this survey due to consolidation or upheaval of the soil; addition or removal of the soil by acts of man; erosion by wind or water; or other factors. Therefore, this survey may not depict the elevations & drainage patterns of this property after the date of this survey. The elevations & drainage patterns shown above are the certified findings of the professional engineer or land surveyor of the finished ground grades around the structure on the date of the survey. The homeowner must maintain these elevations & grades to properly drain the water away from the home. (9) Property is subject to: (i) Restrictive Covenants recorded in/under Volume 5398, Page 3401; County Clerk's Numbers 2007-19000; 2007-19417; 2008-34100; 2012-104229; 2015-127602. (ii) Terms, provisions, conditions and easements recorded in County Clerk's Number 2005-8932; 2005-8924; 2008-26843; 2008-29139; 2013-127781; Volume 5398, Page 3401; 2015-127602. (10) The following does not affect subject property: (i) Easement to Denton County Electric Cooperative, Inc. recorded in/under Volume 402, Page 1.

**CERTIFICATION**

On the basis of my knowledge, information & belief, I certify to **Old Republic National Title Insurance Company** that as a result of a survey made on the ground to the normal standard of care of Registered Professional Land Surveyors practicing in the State of Texas, I find the plat hereon is true, correct & accurate as to the boundaries of the subject property & if shown, location & type of buildings & visible improvements hereon.

Date: 5/31/2016 Revised: \_\_\_\_\_ Job No. LB127581  
Title commitment/Survey Request File No. 8811010117 dated: 5/26/2016



**LEGEND**

IRF=Iron Rod Found	IRS=Iron Rod Set	Cpd.=Capped	OH=Overhead Line	PP=Power Pole	LP=Light Pole	FH=Fire Hydrant	WM=Water Valve	WM=Water Meter
GM=Gas Meter	B.L.=Building Line	HH=Handhole	adj.s.=Adjoiner's	I.O.F.=Top of Form	Min.F.=Minimum	Finished Floor	F.P.=Finished Pod	MH=Manhole