

HR

SURVEY PLAT

HR

FOR USE ONLY IN THE ORIGINAL TRANSACTION IDENTIFIED BY THE G.F. NO. SHOWN HEREON AND TO THE LIENHOLDERS AND/OR THE OWNERS AND THE PURCHASERS OF THE PREMISES SURVEYED AND TO OLD

REPUBLIC TITLE:
This is to certify that I have made a careful and accurate survey of the property located at 1569 CEDAR RANCH ROAD in the City of Frisco, Denton County, Texas, described as follows:

Lot 3, Block O, of SHERIDAN, an Addition to the City of Frisco, Denton County, Texas, according to the plat thereof recorded in Volume 2012, Page 272, Plat Records, Denton County, Texas.

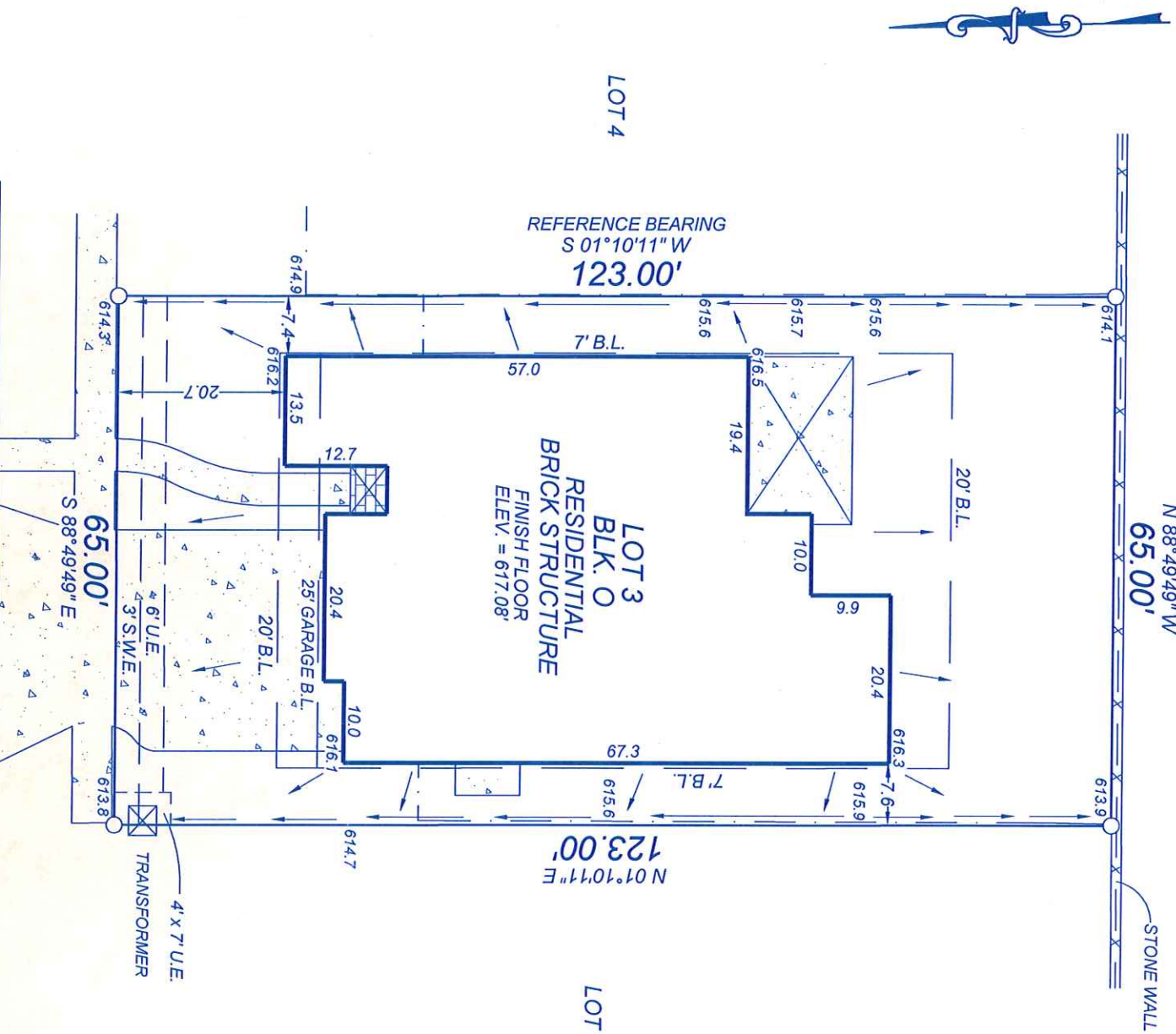
NOTE: The easements recorded in Volume 339, Page 78; Volume 401, Page 47; Volume 402, Page 174; Volume 403, Page 440; and Volume 403, Page 503, all of the Real Property Records, Denton County, Texas do NOT affect this property.

HOA LOT 32
VARIABLE WIDTH
HBTE. & DRAINAGE ESMT.
(PER PLAT)

N 88°49'49" W
65.00'

STONE WALL

THIS PROPERTY DOES NOT LIE IN A 100 YEAR FLOOD HAZARD AREA ACCORDING TO THE F.E.M.A. FLOOD INSUR. RATE MAP COMM. PANEL NO. 480134 0420 G THIS PROPERTY LIES IN ZONE "X"



1569 CEDAR RANCH ROAD

I hereby certify that on the 21ST day of FEB. 20 14, this survey being a copyright protected product was made on the ground and this survey plat has been prepared as per the field notes thereby produced, and it properly represents the facts as found on the ground. This survey plat has been prepared in accordance with, and in substantial compliance with, all rules and regulations promulgated by the Texas Board of Professional Land Surveying. Unless otherwise noted, the surveyor has relied solely on the record data provided in the title commitment for the determination of the boundaries of the land parcel surveyed and for any easements of record which may be shown or addressed on the survey. The survey shows visible easements, conflicts, encroachments or protrusions apparent on the ground.

Date: MARCH 19, 2014

JOB #: 14-1268

GF No. 5152001276

Scale: 1" = 20'

LEGEND

- \oplus 5/8" Steel / Iron Rod Found
- \odot 1/2" Steel / Iron Rod Set w/ Red Cap '4597'
- --- Property Line
- --- Wood Fence
- $\text{---X---X---X---X---}$ Chain Link / Wire Fence
- ---E---E---E--- Overhead Electric
- \otimes Control Monument

BY:



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