

SITE SURVEY PLAT

TO ALL PARTIES INTERESTED IN THE PREMISES SURVEYED:

This is to certify that I have, this date, made a careful and accurate survey on the ground of the property located at 160 ANGUS DRIVE in the City of Oak Point, Texas, and being described as follows

Being Lot 2, Block 3C of CROSS OAK RANCH PHASE 2 - TRACT 3, an Addition to the City of OAK POINT, DENTON County, Texas, according to the Amending Plat thereof recorded in Cabinet W, Page 139, Plat Records, DENTON County, Texas.

NOTE: The easements as set forth in the Declarations as recorded in Vol.5242 Pg.533 and Vol.5545 Pg.764 refer to the platted/shown easements on this drawing.

NOTE: The easements to Denton County Elec. as recorded in Vol.404 Pg.212, Vol.402 Pg.388, Vol.403 Pg.119, Vol.404 Pg.229, Vol.403 Pg.480 and Vol.403 Pg.512 do not apply to this property.

FOR LOT DRAWING
SEE EXHIBIT "A"

EXCEPT AS SHOWN ON THIS SURVEY, THERE ARE NO ENCROACHMENTS UPON THE SUBJECT PROPERTY BY IMPROVEMENTS ON ADJACENT PROPERTY, THERE ARE NO ENCROACHMENTS UPON STREETS OR ALLEYS BY ANY IMPROVEMENTS ON THE SUBJECT PROPERTY AND THERE ARE NO CONFLICTS OR PROTRUSIONS. ALL PLATTED BUILDING SETBACK LINES AND BASEMENTS ON THE SUBJECT PROPERTY ARE LOCATED AS SHOWN THEREON. NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A 100-YEAR FLOOD PLAIN OR IN AN IDENTIFIED "FLOOD PRONE AREA". THIS IS ACCORDING TO A FLOOD STUDY DONE BY CARTER & BURGESS ENGINEERING DATED MAY 30, 2003 (AS INDICATED BY NOTE ON FINAL PLAT).

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|-------|--------------------|-----|------------------|
| --- | Property Line | FC | Fence Corner |
| ---- | Concrete | --- | 6" x 6" x 6" alt |
| ----- | Brick Wall | --- | Cur. Link Fence |
| ----- | Iron Rod Found | --- | Wood Fence |
| ----- | Iron Rod Set | | |
| ----- | Wrought Iron Fence | | |
| ----- | Covered Area | | |
| A | Electric Meter | | |
| B | Gas Meter | | |

COREYCO ENGINEERING CORPORATION
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Survey Performed:
Kyle V. Corey
Kyle V. Corey, R.P.L.S. #4969



EXHIBIT "A"

