

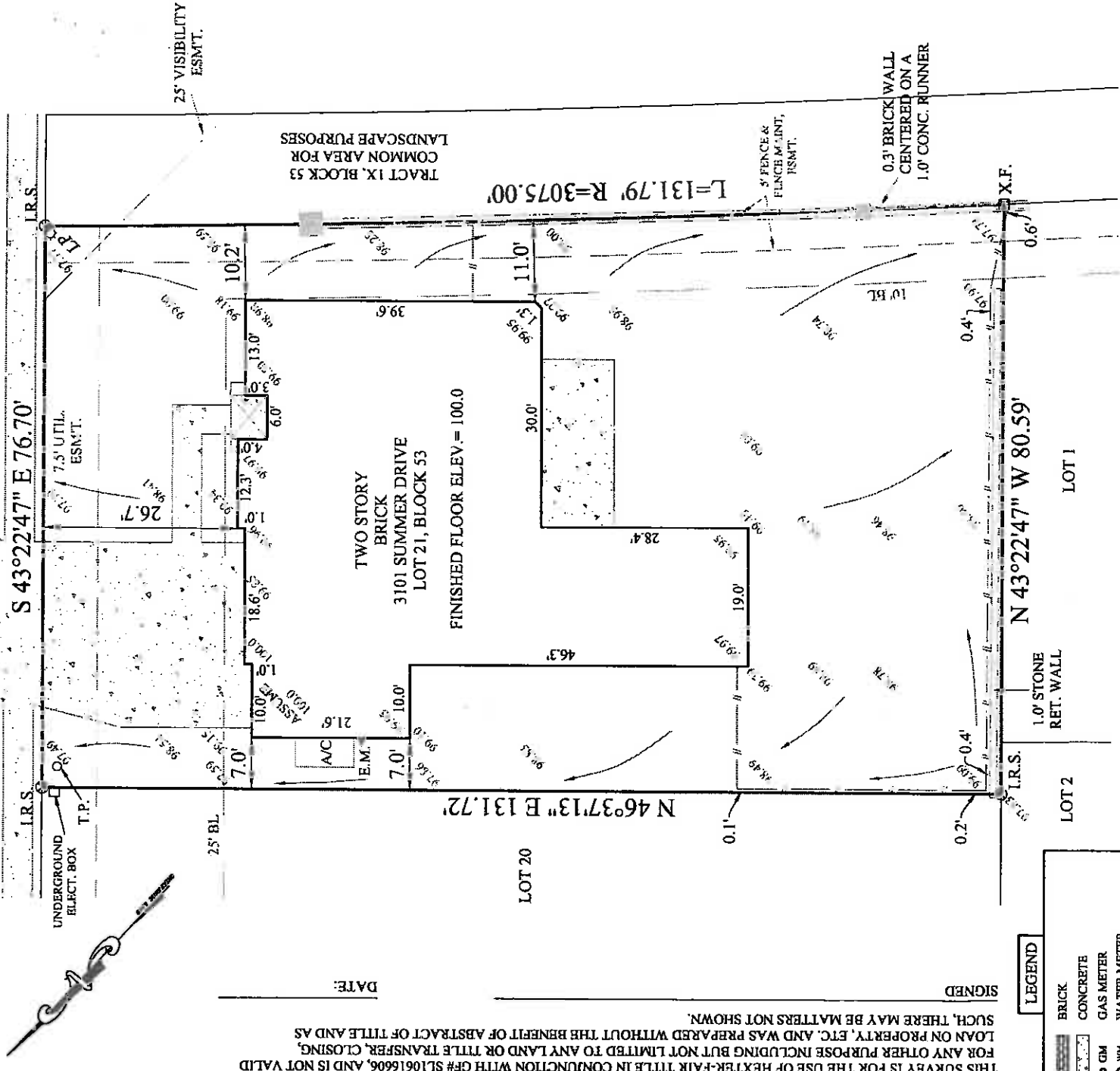
# SURVEY PLAT

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF THE PROPERTY LOCATED AT 3101 SUMMER DRIVE, IN THE TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS. BEING LOT 21, BLOCK 53, OF SUNSET POINTE, PHASE SEVENTEEN, AN ADDITION TO THE TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS. ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET X, SLIDE 783, PLAT RECORDS, DENTON COUNTY, TEXAS. FLOOD STAMP: NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN AS PER THE ABOVE DESCRIBED PLAT.

**NOTES:**

1. ALL EASEMENTS SHOWN ON THIS SURVEY ARE PER THE ABOVE DESCRIBED PLAT. UNLESS OTHERWISE NOTED.
2. COVENANTS, CONDITIONS, OBLIGATIONS, RESTRICTIONS, EASEMENTS, CHARGES AND LIENS AS SET FORTH IN THAT CERTAIN DECLARATION RECORDED IN RECORDED IN CABINET X, SLIDE 783, PLAT RECORDS; AND IN VOLUME 425, PAGE 554, VOLUME 467, PAGE 487, VOLUME 5419, PAGE 6465, AND VOLUME 5812, PAGE 1781, NEAL PROPERTY RECORDS; AND UNDER INSTRUMENT FILE NUMBER(S) 2003-200339, 2004-130748, 2006-148168, 2007-14945, 2007-141310, 2008-19679, 2008-112466, 2008-29962, 2009-15139 AND 2010-46801, OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS. APPLY TO AND AFFECT HEREIN DESCRIBED PROPERTY.
3. EASEMENTS RECORDED IN VOLUME 403, PAGE 42, VOLUME 403, PAGE 340 AND VOLUME 404, PAGE 432, VOLUME 855, PAGE 453 DO NOT AFFECT THE SUBJECT DO NOT AFFECT THE SUBJECT PROPERTY.

## SUMMER DRIVE (50' RIGHT-OF-WAY) (CONCRETE PAVING)



THIS SURVEY IS FOR THE USE OF HEXTER-FAIR TITLE IN CONJUNCTION WITH GFS SL10616606, AND IS NOT VALID FOR ANY OTHER PURPOSE INCLUDING BUT NOT LIMITED TO ANY LAND OR TITLE TRANSFER, CLOSING, LOAN OR PROPERTY, ETC. AND WAS PREPARED WITHOUT THE BENEFIT OF ABSTRACT OF TITLE AND AS SUCH, THERE MAY BE MATTERS NOT SHOWN.

SIGNED \_\_\_\_\_  
DATE: \_\_\_\_\_

- LEGEND**
- BRICK
  - CONCRETE
  - GM GAS METER
  - WM WATER METER
  - WOOD FENCE
  - E.M. - ELECTRIC METER
  - I.R.S. - IRON ROD SET
  - C.L.F. - IRON ROD FOUND
  - X.F. - FOUND IN CONCRETE
  - X.S. - SET IN CONCRETE

BEARINGS ARE BASED ON THE HEREIN DESCRIBED PLAT.

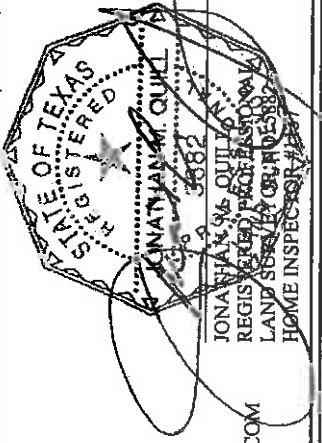
DATE:	11/18/2010
SCALE:	1" = 20'
JOB NO.:	10-0454-1
TITLE CO.:	HEXTER-FAIR
CHECKED BY:	JMQ

**SURVEYOR'S CERTIFICATION:**

THE SURVEY PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY FIELD SURVEY. THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED AND THAT THE DISTANCE TO SIZE, LOCATION AND TYPE OF BUILDINGS AND VISIBLE IMPROVEMENTS ARE INDICATED AND THAT THE DISTANCE TO THE NEAREST INTERSECTING STREET OR ROAD IS AS SHOWN. THERE ARE NO VISIBLE ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN.

5882

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