

**PROPERTY DESCRIPTION**

BEING all of Lot 23, Block B, of Shaddock Creek Estates Phase 5, an Addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded in Cabinet W, Page 732, Plat Records of Denton County, Texas.

The Surveyor has not abstracted the record title and/or easements of the subject property. The Surveyor prepared this survey with the benefit of a title commitment described below, and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property, which may have been filed in the real property records but are not disclosed in said title commitment.

Title commitment provided by: Federal Title, Inc. OFF 0008-347631, effective date: 12/09/08

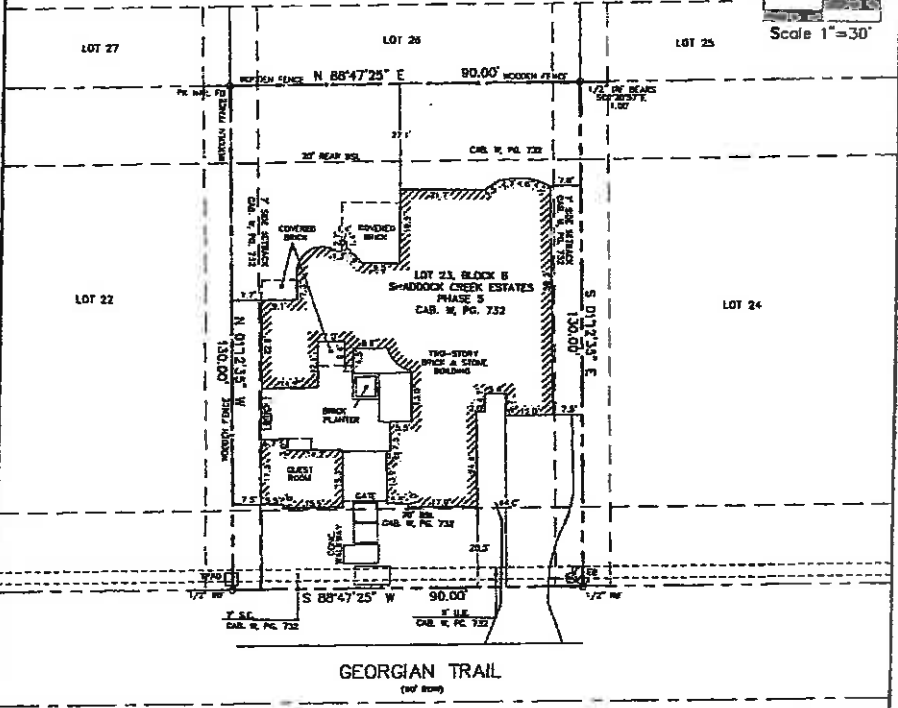
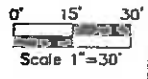
**FLOOD PLAN NOTE**

**FLOOD TABLE**

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 480450026C, dated January 19, 1998, the property is within Flood Zone X, Zone 2 - Areas determined to be outside the 500-year floodplain. This Flood Statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater flood flow and wind surge and flood heights may be increased by man-made or natural causes. This flood statement and its contents liability on the part of the surveyor.

**BASE OF BEARINGS**

Bearings shown herein are based upon an on the ground survey performed in the field on the 17th day of December, 2008 utilizing the bearings as found on the Final Plat of Shaddock Creek Estates Phase 5, an Addition to the City of Frisco, Denton County, Texas, as returned in Cabinet W, Page 732 of the Plat Records of Denton County, Texas.



**GEORGIAN TRAIL**  
(see 809)

**LEGEND**

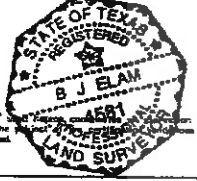
|       |                    |
|-------|--------------------|
| TV    | Cable TV Box       |
| WV    | Water Valve        |
| TP    | Telephone Pedestal |
| WM    | Water Meter        |
| MB    | Manhole            |
| IV    | Irrigation Valve   |
| CO    | Clean Out          |
| AC    | Air Cond. Tower    |
| IR    | Iron Rod Found     |
| FTS   | Iron Rod Set       |
| GW    | Gas Meter          |
| EB    | Electric Box       |
| △     | Control Monument   |
| 50460 | Point of Bearings  |
| 50460 | Spot Elevation     |

NOTE: Property is affected by the following documents: Cabinet W, Slide 232 of the Plat Records of Denton County, Texas (PROCT), Vol. 4818, Pg. 1260; Supplement Nos. 2008-119413, 2008-91132, 2008-14189, 2008-140137, 2008-147123, 2007-16308, 2007-127254, Vol. 4814, Page 1743 of the Real Property Records of Denton County, Texas (PROCT). May be affected by Vol. 402, Page 315 and Vol. 402, Pg. 365. Is not affected by Volume 4061, Pg. 26 (RPROCT). No title interest investigated for Government recorded in Vol. 308, Pg. 372, and Document No. 2004-124198 (DROCT).

**SURVEYOR'S CERTIFICATION**

This is to certify that this map or plat and the survey on which it is based was made on the ground the 17th day of December, 2008, for the sole benefit of the parties listed above and OFF 0008-347631, E.N.Effective 12/09/08.

B.J. Elam  
Registered Professional Land Surveyor  
Texas Registration No. 4281  
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Dallas, Texas 75230  
(972) 490-7050



Please note that the use of the word "CERTIFY" or "CERTIFICATE" professional opinion regarding these facts or findings which are the only contribution or warranty or guarantee, either expressed or implied. Original Survey signed in red ink along with a stamped seal.

**Winkelmann & Associates, Inc.**  
CONSULTING CIVIL ENGINEERS & SURVEYORS  
(972) 490-7050 FAX (972) 490-7055

Scale: 1"=30' Date: 12/17/08  
Design: W.R.A.  
Drawn: L.J.  
Dwg. File: SHADDOCKC0123.DWG  
Project No.: 63127.00