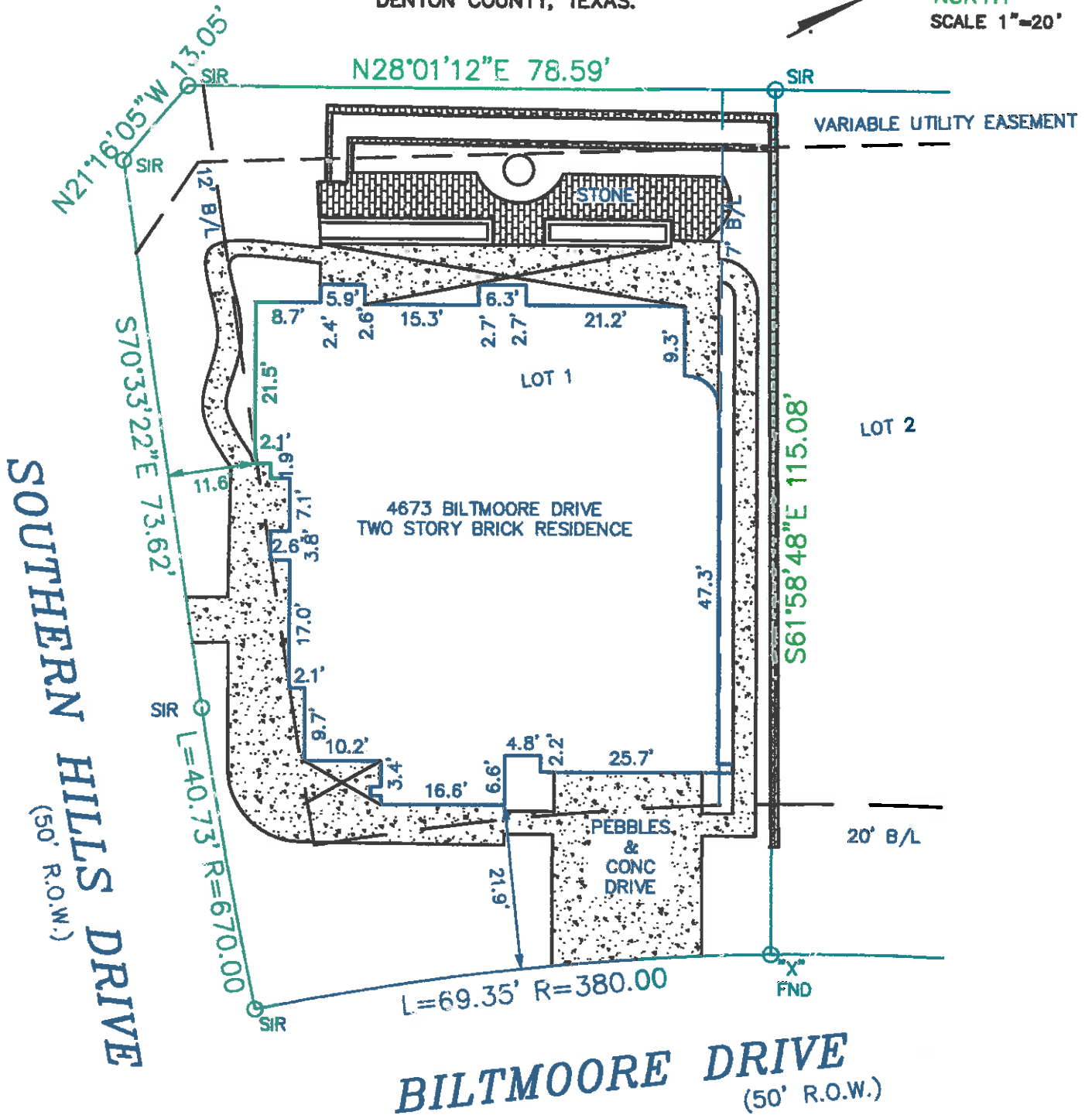


# SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:  
 THIS IS TO CERTIFY THAT I HAVE THIS DATE MADE A CAREFUL AND ACCURATE SURVEY  
 ON THE GROUND OF PROPERTY LOCATED AT 4673 BILTMOORE DRIVE IN THE CITY OF FRISCO,  
 TEXAS, HEREIN DESCRIBED AS FOLLOWS:

LOT 1, BLOCK E, OF STONEBRIAR, SECTION III EAST, PHASE I,  
 AN ADDITION TO THE CITY OF FRISCO, DENTON COUNTY, TEXAS,  
 ACCORDING TO THE REVISED PLAT THEREOF RECORDED IN  
 CABINET H, SLIDE 321, OF THE PLAT RECORDS OF  
 DENTON COUNTY, TEXAS.



**NOTES:**  
 FIP - FOUND IRON PIPE  
 FIR - FOUND IRON ROD  
 CONC - CONCRETE

**FENCE LEGEND**  
 - - - - GENERAL FENCE  
 - - - - WOOD FENCE  
 - - - - CHAIN LINK FENCE

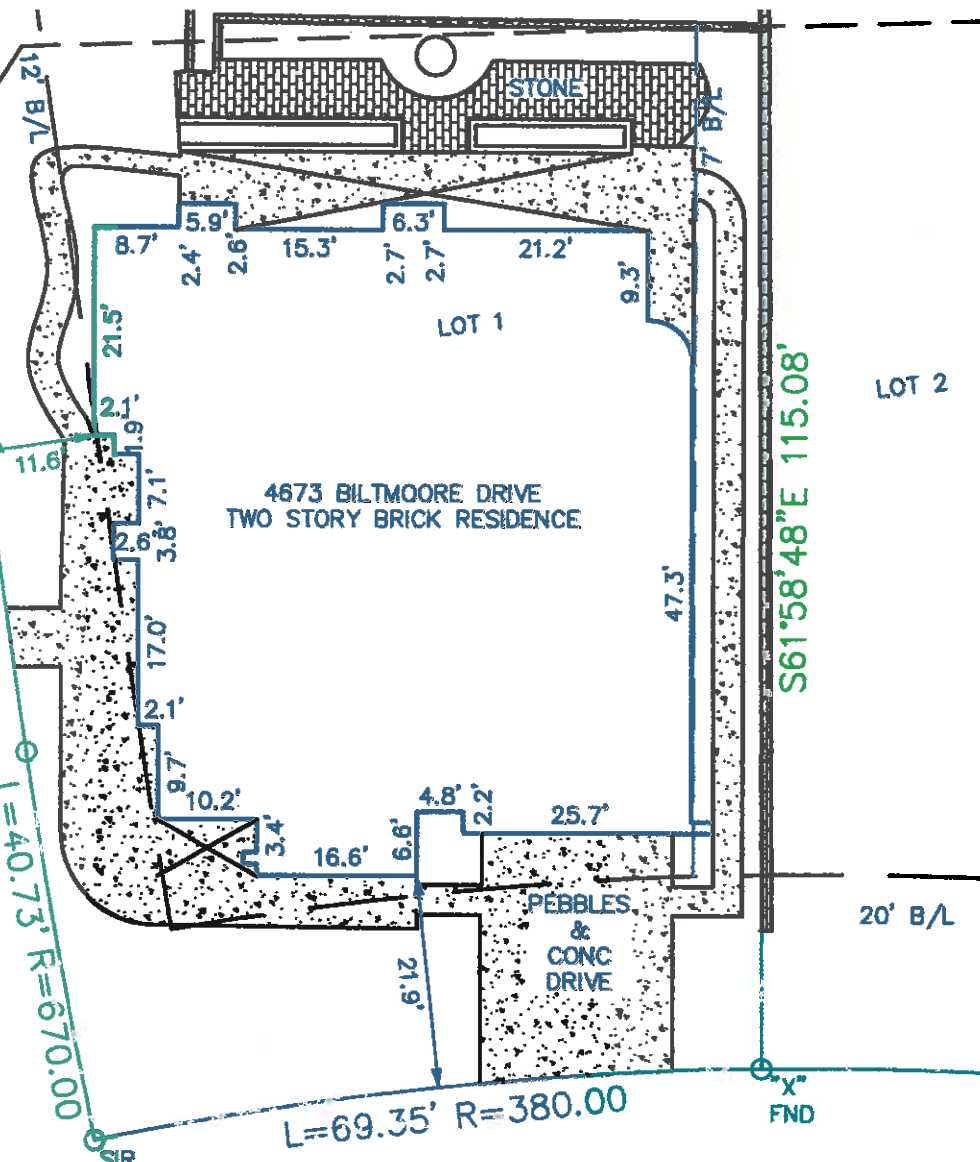
THIS LOT IS SUBJECT TO VOLUME 2261, PAGE 695,  
 PAGE 2847, PAGE 900, VOLUME 2948, PAGE 11,  
 AND VOLUME 2972, PAGE 674, RPRDCT.

**SOUTHERN HILLS DRIVE**  
(50' R.O.W.)

N21°16'19" SR

S70°33'22"E 73.62'

L=40.73' R=670.00



**BILTMORE DRIVE**  
(50' R.O.W.)

**NOTES:**  
FIP - FOUND IRON PIPE  
FIR - FOUND IRON ROD  
CONC - CONCRETE  
B/L - BUILDING SET BACK LINE

**FENCE LEGEND**  
-X-X- GENERAL FENCE  
-#-#- WOOD FENCE  
-o-o-o- CHAIN LINK FENCE

THIS LOT IS SUBJECT TO VOLUME 2261, PAGE 695, PAGE 2847, PAGE 900, VOLUME 2948, PAGE 11, AND VOLUME 2972, PAGE 674, RPRDCT.

TO COMMONWEALTH LAND TITLE COMPANY  
THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING, AS INDICATED BY THE PLAT; THE SIZE, LOCATION AND TYPE OF BUILDING, AND IMPROVEMENTS, ARE SHOWN, ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY SETBACK FROM THE PROPERTY LINES THE DISTANCES INDICATED, AS SHOWN ON SAID PLAT.  
THERE ARE NO VISIBLE PROTRUSIONS EXCEPT AS SHOWN.



*Xavier Chapa*

SCALE 1"=20'  
DATE OF SURVEY: 1/21/03  
GF NO. 0200373FC  
JOB NUMBER 230195P

THIS PROPERTY IS LOCATED IN AN AREA WITHIN ZONE X, OUTSIDE THE 100-YEAR FLOOD PLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE CITY OF FRISCO, MAP NUMBER 48085C0405 G, DATED 1/19/96.

**XCES**  
Xavier Chapa Engineering/surveying  
P.O. Box 153126  
Irving, Texas 75015