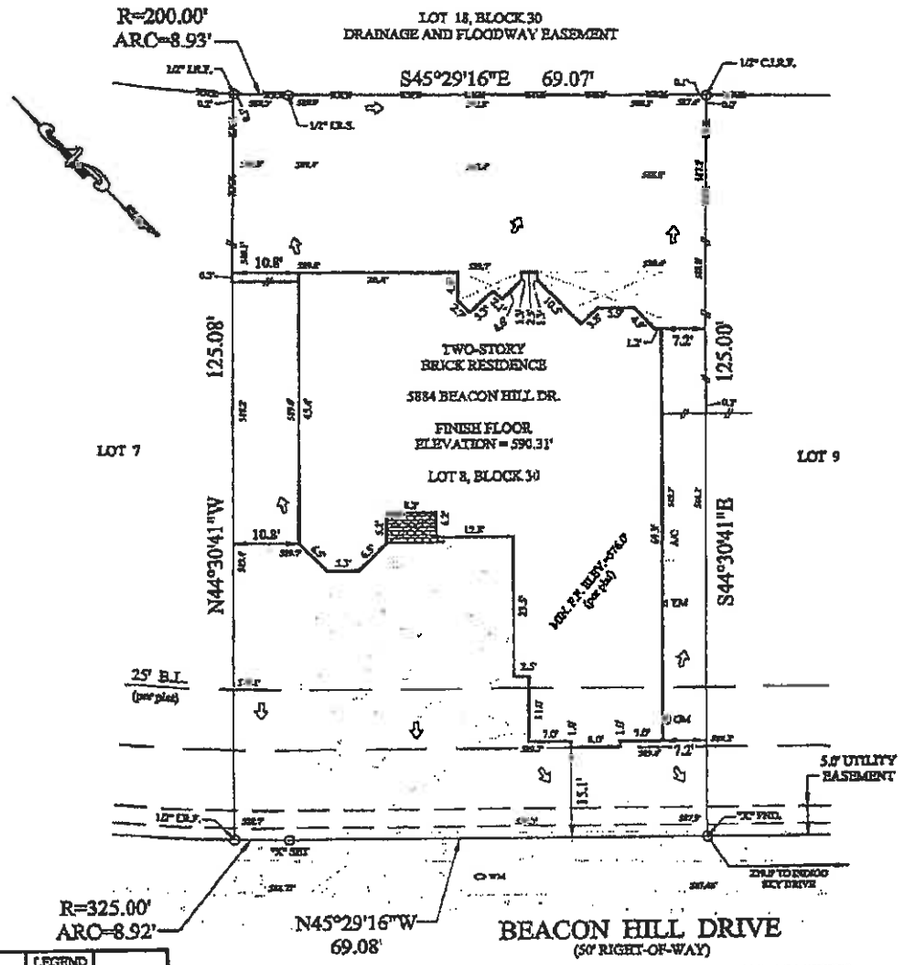
SURVEY PLAT

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF THE PROPERTY LOCATED AT 5884 BEACON HILL DRIVE, IN THE CITY OF FRISCO, DENTON COUNTY, TEXAS. BEING LOT 8, BLOCK 30, OF STONE CREEK VILLAGE - PHASE 2, AN ADDITION TO THE CITY OF FRISCO, DENTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET X, SLIDE 325, PLAT RECORDS, DENTON COUNTY, TEXAS.

FLOOD STAMP: NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN AS PER THE FLOOD INSURANCE RATE MAP FOR THE CITY OF FRISCO, DENTON COUNTY, TEXAS, PANEL 0420, MAP NUMBER 48121C0420 E, MAP REVISED APRIL 02, 1997. (ZONE X)

NOTES:

1. ALL EASEMENTS SHOWN ON THIS SURVEY ARE PER THE ABOVE DESCRIBED PLAT.
2. COVENANTS, CONDITIONS, OBLIGATIONS, RESTRICTIONS, EASEMENTS, CHARGES AND LIENS AS SET FORTH IN THAT CERTAIN DECLARATION RECORDED IN VOLUME 4645, PAGE 1290 AND UNDER CLERKS FILE NO(S). 2005-106820; 2006-133503; 2006-133504; 2006-133505 AND 2009-102451, DEED RECORDS OF DENTON COUNTY, TEXAS (D.R.D.C.T.), DO AFFECT THE HEREIN DESCRIBED PROPERTY.
3. THE EASEMENTS RECORDED IN VOLUME 339, PAGE 78 AND VOLUME 403, PAGE 508 AND IN INSTRUMENT FILE NO(S). 2005-143724; 2005-143725, D.R.D.C.T. AND 2005-78333, R.P.R.D.C.T. (VOL. 5789, PG. 3828, D.R.C.C.T.) DO NOT AFFECT THE HEREIN DESCRIBED PROPERTY.



LEGEND

- BRICK
- CONCRETE
- GM GAS METER
- WOOD FENCE
- WROUGHT IRON FENCE
- OVERHEAD WIRES

E.M. = ELECTRIC METER
I.R.S. = IRON ROD SET
I.R.F. = IRON ROD FOUND
(C.M.) = CONTROL MONUMENT

BEARINGS ARE BASED ON THE HEREIN DESCRIBED PLAT.

DATE:	12/10/09
SCALE:	1" = 20'
JOB NO.:	09-0178
TITLE CO.:	SHADDOCK HOMES
CHK'D BY:	JMQ

THIS SURVEY IS FOR THE USE OF CAPITAL TITLE COMPANY IN CONJUNCTION WITH GF# 09-084708-PG WITHIN 90 DAYS OF DECEMBER 10, 2009, AND IS NOT VALID FOR ANY OTHER PURPOSE INCLUDING BUT NOT LIMITED TO ANY LAND OR TITLE TRANSFER, CLOSING, LOAN ON PROPERTY, ETC. AFTER THE 90 DAY PERIOD.

SIGNED _____ DATE: _____

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 BY THE RECORDED PLAT; THE 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 OR CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN.

STATE OF TEXAS REGISTERED JONATHAN M. QUILL 5882 SURVEYOR

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JONATHAN M. QUILL
REGISTERED PROFESSIONAL
LAND SURVEYOR #5882
HOME INSPECTOR #1137

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