

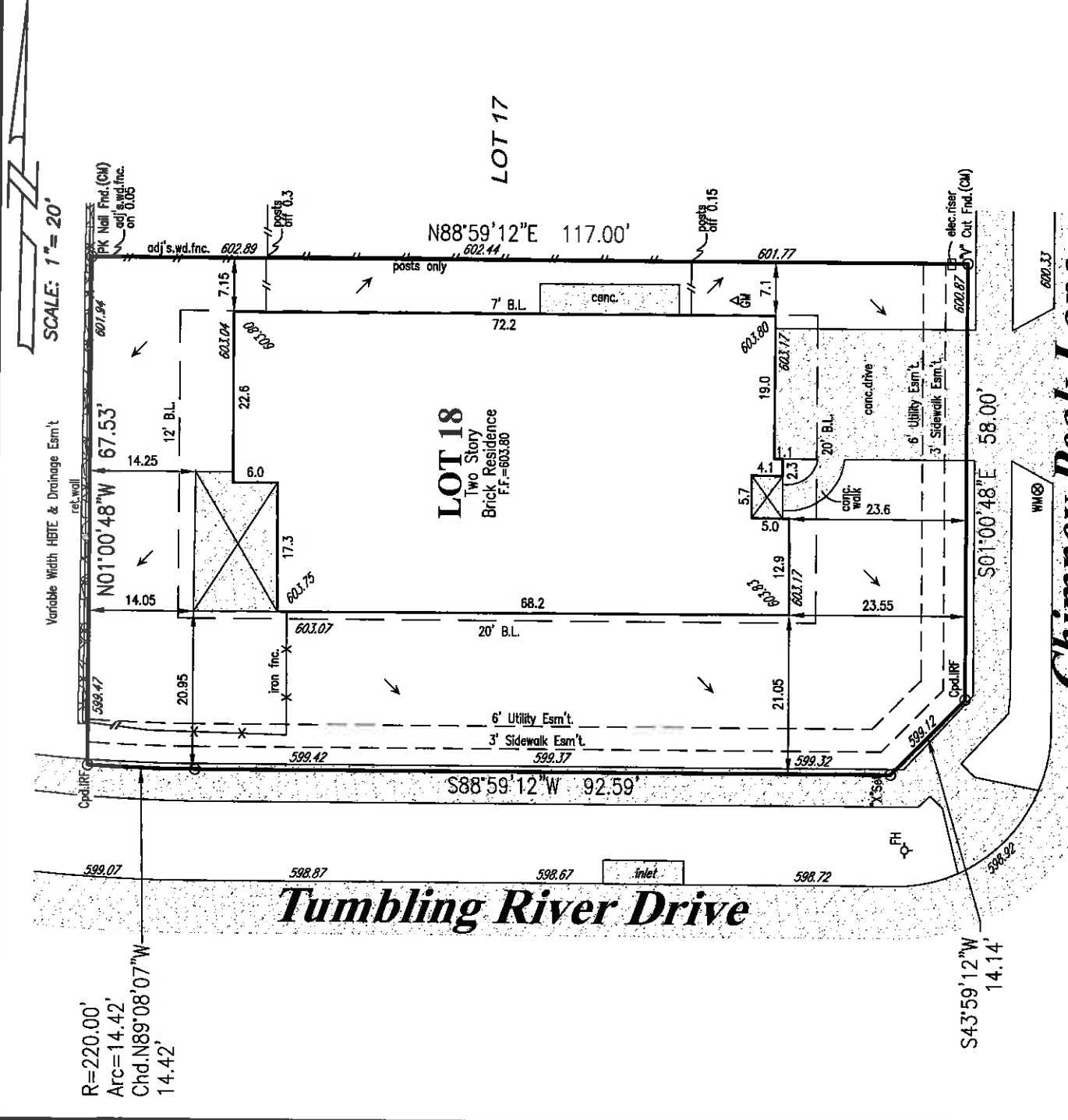
**PROPERTY DESCRIPTION**

Address: 6219 Chimney Peak Lane, Being Lot 18, in Block O, of Sheridan, an Addition to the City of Frisco, Denton County, Texas, according to the map or plat thereof recorded in Doc. No. 2012-272, of the Plat Records, of Denton County, Texas.

**Roome Land Surveying, Inc.**  
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RF=Iron Rod Found	IRS=Iron Rod Set	Cd.=Capped	OH=Overhead Line	PF=Power Pole	LF=Light Pole	FH=Fire Hydrant	WV=Water Valve	WM=Water Meter
GM=Gas Meter	BL=Building Line	HH=Handhole	adJ.=Adjoiner's	L.O.F.=Top of Form	Min.F.=Minimum Finished Floor	F.P.=Finished Floor	MH=Manhole	

**LEGEND**



**Tumbling River Drive**

**Chimney Peak Lane**

**NOTES:** (1) Source bearing is based on recorded plat unless otherwise noted; (2) (CM) = Controlling monument. (3) Surveyor's signature will appear in red ink on original copies. (4) No part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map Number 48121C 04206 of the F.E.M.A. Flood Insurance Rate Maps for Denton County, Texas & Incorporated Areas dated April 18, 2011. (Zone X). This statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can & will occur & flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. (5) Final grade assumed finished floor elevations are at the brick ledge. (6) Drainage arrows, if shown, were determined by elevations shown hereon. (7) Subject property is affected by any & all notes, details, easements & other matters, that are shown on or as part of the recorded plat and/or as part of a title commitment/survey request. (8) I hereby declare that the elevations & drainage patterns shown hereon were developed from a survey of this property & accurately & truly depict the elevations as they existed on the date of this survey. The relative elevations as depicted may change subsequent to the date of this survey due to consolidation or upheaval of the soil; addition or removal of the soil by acts of man; erosion by wind or water; or other factors. Therefore, this survey may not depict the elevations & drainage patterns of this property after the date of this survey. The elevations & drainage patterns shown above are the certified findings of the professional engineer or land surveyor of the finished ground grades around the structure on the date of the survey. The homeowner must maintain these elevations & grades to properly drain the water away from the home. (9) Property is subject to: (I) Restrictive covenants recorded in Volume 426, Page 424; County Clerk's Nos. 2010-121029; 2011-32345; 2011-38712; 2011-60750; 2012-1505; 2012-47550; 2012-135287; 2012-47551; 2013-98512. (I) Covenants, terms, conditions, easements & assessments recorded in Instrument File No. 2010-121029. (10) The following does not affect subject property: (I) Easement to Denton County Electric Cooperative, Inc. recorded in Volume 339, Page 78; Volume 401, Page 47 & 370; Volume 402, Page 174 & 202; Volume 403, Page 503; Volume 339, Page 34; Volume 510, Page 59. (II) Terms, provisions and conditions of Boundary Line Agreement recorded in County Clerk's File No. 2005-95126. (III) Waterline Easement to the City of Frisco recorded in Volume 4541, Page 2237. (M) Drainage Easement to the City of Frisco recorded in Volume 5185, Page 46; County Clerk's File No(s). 2005-91942 & 2005-103724. (V) Sanitary Sewer Easement to the City of Frisco recorded in County Clerk's File No. 2005-78334. (VI) Temporary Construction Easement recorded in County Clerk's File No(s). 2005-103725; 2010-91047; 2011-17615. (VII) Temporary Easement to the City of Frisco recorded in County Clerk's File No(s). 2010-91034; 2011-17628; 2010-91035; 2011-17627; 2010-91036; 2011-17626; 2010-91037; 2011-17625; 2010-91038; 2011-17624.

**CERTIFICATION**

On the basis of my knowledge, information & belief, I certify to **Old Republic National Title Insurance Company** that as a result of a survey made on the ground to the normal standard of care of Registered Professional Land Surveyors practicing in the State of Texas, I find the plat hereon is true, correct & accurate as to the boundaries of the subject property & if shown, location & type of buildings & visible improvements hereon.

Date: 11/13/2013 Revised: \_\_\_\_\_ Job No. LB108506  
Title commitment/Survey Request File No. 8811006191 dated: 10/7/2013

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