

PROPERTY DESCRIPTION

Address: 7735 Dotter Drive, Lot 3, in Block Q, of The Crossing at Lawler Park, Phase 1, an Addition to the City of Frisco, Collin County, Texas, according to the map thereof recorded in Volume 2012, Page 302, of the Map Records, of Collin County, Texas.

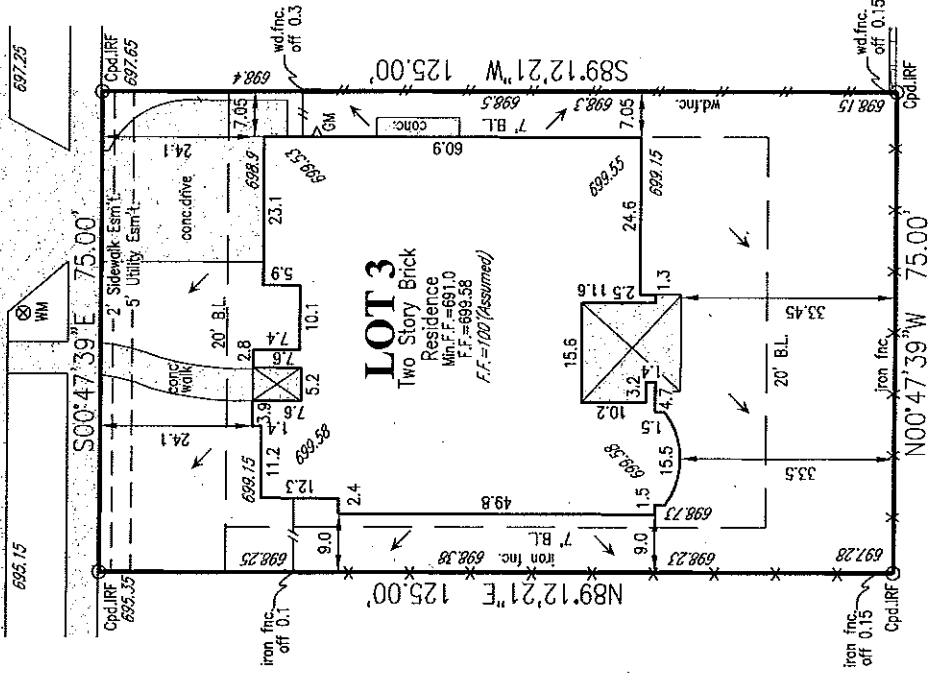
Roome Land Surveying, Inc.
2000 Avenue G, Suite 810
Plano, Texas 75074
Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com

SCALE: 1" = 30'



(CM is street center line)

Dotter Drive



Lot 9X, Block Q
Open Space, Drainage
& Sidewalk Easement
(1.818 AC)

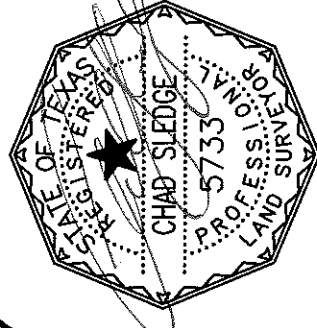
Lot 9X, Block Q
Open Space, Drainage
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(1.818 AC)

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 48085C 0245J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas & Incorporated Areas dated June 2, 2009. (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 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/under Instrument File No. 20120821010002050; 20120822001048730; 20120822001048750; 20120822001048760; 20120822001048770; 20120822001048780; 20120822001048790; 20120822001048800; 20120822001048810; 20120822001048820 & 20120822001048830. (ii) Terms, conditions, fees & easements recorded in County Clerk's Number 201201190000068070; 20071130001602210; 20071130001602220 & 20111207001323760. (10) The following does not affect subject property: (i) Easement to Denton County Electric Cooperative, Inc. recorded in Volume 468, Page 129. (ii) Easement to American Telephone & Telegraph Company recorded in Volume 683, Page 198; Volume 688, Page 778 & Volume 691, Page 600. (iii) Easement to Warren Clark Development recorded in County Clerk's Number 20110412000381110; 20110425000416700. (iv) Easement to City of Frisco recorded in County Clerk's Number 201201190000068020; 201201190000068030; 201201190000068040 & 201201190000068050.

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: 9/18/2013 Revised: 9/20/2013 Job No. LB107624
Title commitment/Survey Request File No. 8811005935 dated: 9/10/2013



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LEGEND
IRF=Iron Rod Found IR=Iron Rod Set Cpd.=Capped OH=Overhead Line P=Power Pole L=Light Pole FH=Fire Hydrant W=Water Valve WM=Water Meter
GM=Gas Meter BL=Building Line HH=Handhole adf.s.=Adjoiner's L.O.F.=Top of Form Min.F.=Minimum Finished Floor F.P.=Finished Pad MH=Manhole