

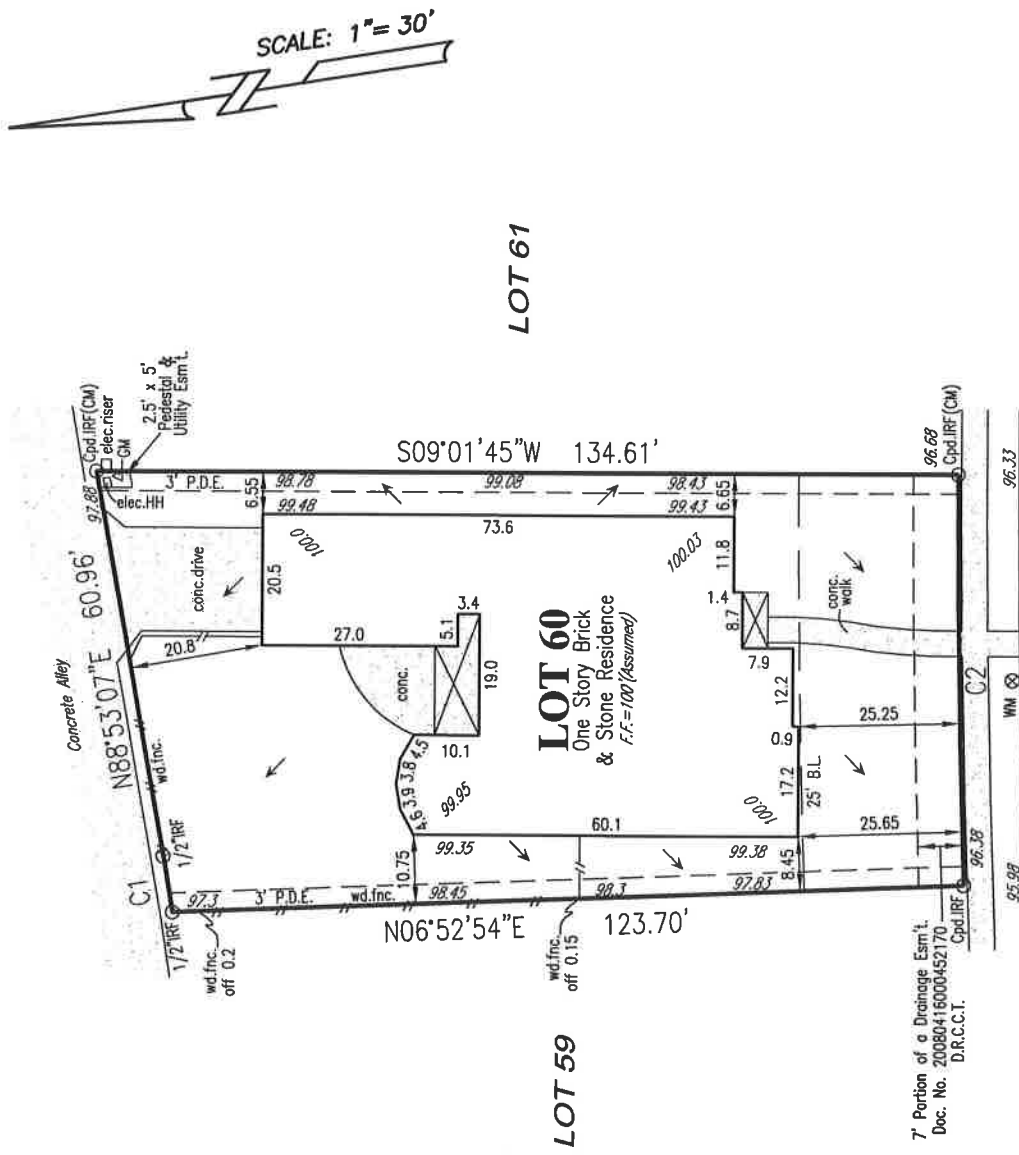
**PROPERTY DESCRIPTION**

Address: 858 Fountain View Court, Lot 60, in Block T, of Starcreek Phase Four, an Addition to the City of Allen, Collin County, Texas, according to the Minor Replat thereof recorded in Volume 2011, Page 120, of the Map Records of Collin County, Texas.

**Roome Land Surveying, Inc.**  
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 Plano, Texas 75074  
 Phone (972) 423-4372 / Fax (972) 423-7523  
 www.roomesurveying.com

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	461.00'	8.81'	8.81'	N89°25'58"E
C2	1709.29'	64.07'	64.06'	N82°02'40"W

NOTE: P.D.E. = Private Drainage Esm't.



**Fountain View Court**

**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 0270J 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 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/under Volume 6003, Page 1250; County Clerk's File No(s). 20060726001056620; 200708200001156730; 20090721000919520; 20100514000484980; 20110630000678860; 2012020300012350 & 20120628000778620. (10) The following does not affect subject property: (I) Easement to North Texas Municipal Water District recorded in County Clerk's File No. 96-0007119; County Clerk's File No. 96-0085146; Volume 3378, Page 528; Volume 3385, Page 277; Volume 3459, Page 294 & Volume 3866, Page 1067. (II) Terms & provisions of Agreement recorded in Volume 2616, Page 878. (11) Easement to Grayson-Collin Electric Cooperative, Inc. recorded in County Clerk's File No. 20080924001145220 is not locatable due to the lack of a legal description & cannot be determined if it affects the subject property.

**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: 5/22/2013 Revised: \_\_\_\_\_ Job No. LB105522  
 Title commitment/Survey Request File No. 8811006350 dated: 5/17/2013



**LEGEND**

IR=Iron Rod Found | RS=Iron Rod Set | Cpd.=Capped | OH=Overhead Line | PP=Power Pole | LP=Light Pole | FH=Fire Hydrant | WV=Water Valve | WM=Water Meter | CM=Gas Meter | BL=Building Line | HH=Handhole | OA=Adjoiner's | LOF=Top of Form | Min.F.=Minimum Finished Floor | F.P.=Finished Pad | MH=Manhole | P:\LB\201302\1b105522.dwg, 6/4/2013 3:30:12 PM, 08