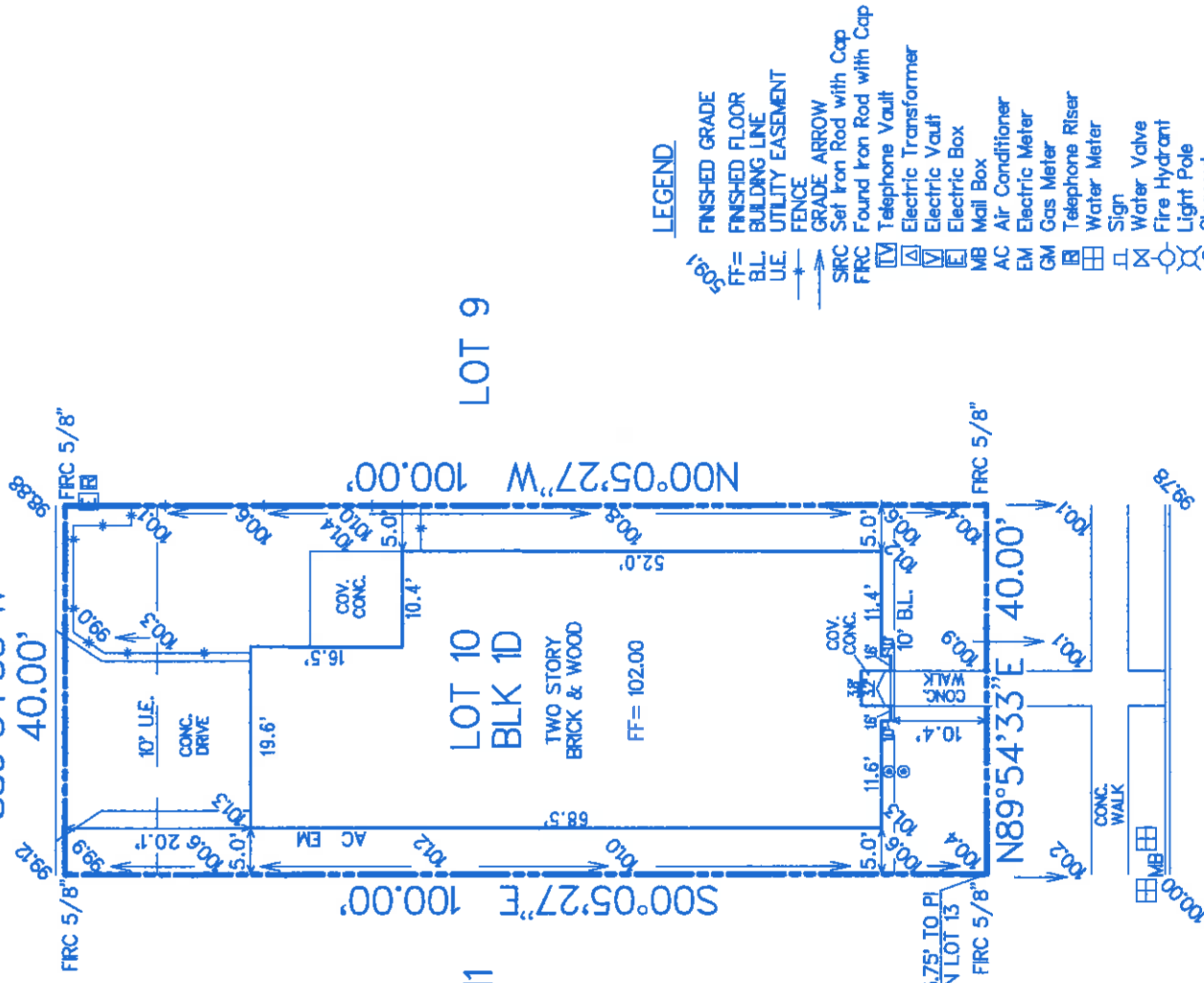


# FINAL SURVEY WITH GRADES

This is to certify that I have this date, made a careful and accurate survey on the ground of the property located at:  
 9208 EASTWOOD AVENUE, in the ETJ of the City of OAK POINT, Texas. Lot No. 10 Block No. 1D  
 City Block No. \_\_\_\_\_ of \_\_\_\_\_ CROSS OAK RANCH PHASE 2 - TRACT 1B  
 an addition to the ETJ of the City of OAK POINT, DENTON County, Texas, according to the \_\_\_\_\_ PLAT  
 recorded in \_\_\_\_\_ DOCUMENT NO. 2013-1 \_\_\_\_\_ of the PLAT Records, \_\_\_\_\_ DENTON County, Texas.

15' ALLEY 1D  
 S89°54'33"W  
 40.00'



SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN:

- DOCUMENT NO. 2013-1 VOL. 5242, PG. 533
- DOCUMENT NO. 2005-12768 VOL. 5545, PG. 764
- DOCUMENT NO. 2005-12761
- DOCUMENT NO. 2005-39249
- DOCUMENT NO. 2006-76650
- DOCUMENT NO. 2007-103837
- DOCUMENT NO. 2008-19483
- DOCUMENT NO. 2012-3315
- DOCUMENT NO. 2012-74497

## LEGEND

- 50' FINISHED GRADE
- FT= FINISHED FLOOR
- BL= BUILDING LINE
- U.E. UTILITY EASEMENT
- + FENCE
- GRADE ARROW
- SIRC Set Iron Rod with Cap
- FIRC Found Iron Rod with Cap
- Telephone Vault
- Electric Transformer
- Electric Vault
- Electric Box
- MB Mail Box
- AC Air Conditioner
- EM Electric Meter
- GM Gas Meter
- Telephone Riser
- Water Meter
- Sign
- Water Valve
- Fire Hydrant
- Light Pole
- Cleanout
- C.W. Concrete Walk
- CONC. Concrete
- COV. Covered Concrete
- CONC. Concrete

EASTWOOD AVENUE  
 70' RIGHT-OF-WAY

## FLOOD CERTIFICATE

AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS FOR \_\_\_\_\_ DENTON COUNTY \_\_\_\_\_ TEXAS,  
 BY GRAPHIC PLOTTING, THE ABOVE PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD ZONE AREA.  
 MAP DATE: 04-02-1997, Zone: X, Panel No. 48121C-0405 E.

The plat hereon is an accurate representation of said property on the date of survey. The lines and dimensions of said property being indicated by said plat. The size, location, and type of buildings and improvements are shown on said plat. The building set back lines are at the distance indicated. The distance to the nearest intersecting street, road, or point of curve are indicated on said plat. There are no apparent visible easements, encroachments, conflicts, or protrusions except those shown on said plat. Said plat is intended for client use only.

Date: 07/23/2013

Job No.: LEN 85600

G.F. No.: 14706-13-00290

Scale: 1"=20'

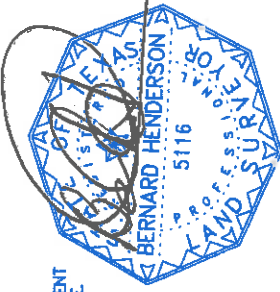
Drawn By: GF

This drawing is NOT FOR CONSTRUCTION purposes.



Benchmark Group  
 of Texas, Inc.

899 E. Arapaho Road, Richardson, Texas 75081  
 PHONE: (972)680-3052  
 LAND SURVEYORS



THIS IS NOT AN OFFICIAL DOCUMENT WITHOUT AN ORIGINAL SIGNATURE.

BEARINGS BASED ON RECORDED SUBDIVISION PLAT SHOWN ABOVE UNLESS OTHERWISE NOTED