

I have directed a careful and accurate survey made on the ground of the property located at 4771 HIDDEN OAKS CIRCLE in Denton County, Texas, being Lot 14, of HIDDEN OAKS, PHASE II, an addition to Denton County, Texas, according to the Map/Plan thereof recorded in Cabinet U, Page 40, Plat Records of Denton County, Texas.

FLOOD STATEMENT: I have examined the F.E.M.A. Flood Insurance Rate Map for Denton County, Texas, Community Number 800774, effective date 4-2-97 and that map indicates that this property is within "Non-Shaded Zone X" defined as "Areas determined to be outside 500-year floodplain" as shown in Panel 0245 E of said map. This Flood Statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage, on rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the surveyor.

CERTIFY TO Hidden Oaks Realty, Ltd., Drake J. Livingston, Northeast Bank of Texas, and Laughlin Law & Title.

This survey has been prepared in connection with GF # 8100263-X-0081. hereby certify that this survey has been prepared from an accurate on-the-ground survey of the premises depicted hereon and described in the legal description attached hereto, conducted under my direction and supervision on 3-16-2005 and that the findings and results of said survey are true and correct to the best of my knowledge and belief and that the size, type and location of visible and apparent permanent improvements are as shown, and that said survey correctly shows the location of all alleys, streets, maintained rights-of-way, and easements of record, as supplied to me, of which the undersigned is aware or has been advised affecting the subject premises according to the descriptions of record, and that except as shown there are no visible or apparent intrusions, conflicts or protrusions. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

J.E. THOMPSON # R.P.L.S. No 4857

NOTE: This property is subject to the Restrictions recorded in Volume 888, Page 656, Deed Records of Denton County, Texas, and Volume 4456, Page 1647, Real Property Records of Denton County, Texas.

NOTE: Only the following easements supplied to me have been reviewed and are addressed as follows:

Volume 403, Page 330 to Denton County Electric Cooperative, Inc. is a blanket type easement and does affect this lot.

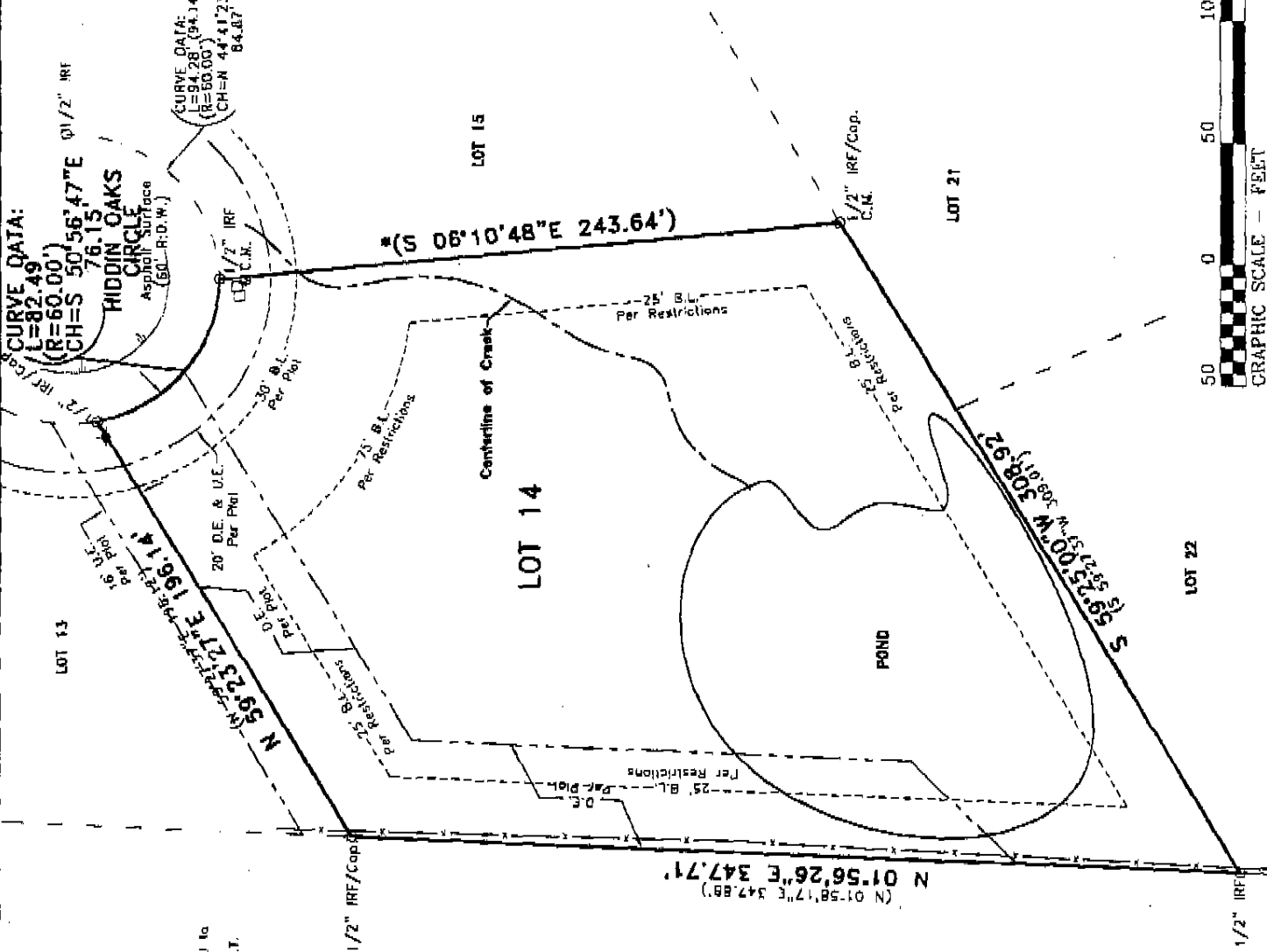
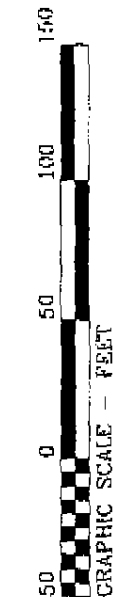
Volume 403, Page 362 to Denton County Electric Cooperative, Inc. is a blanket type easement and does affect this lot.

LAND TITLE SURVEY

ALLIANCE
AREA
SURVEYING

P.O. BOX 507
KRDUM, TX 76249
940-482-6723 OFFICE
940-482-3680 FAX

JOB #:	050190
DATE:	3-17-2005
DRAFT:	S.P.A.
REVIEW:	J.E.T.
R.P.L.S.	J.E.T.



A tract of land described in a deed to Noel W. Subertal Volume 2246, Page 943, D.R./D.C.T.

LEGEND

- = LIGHT POLE (UP)
- = POWER POLE (UP)
- = UTILITY RISER (UP)
- = WELDED IRON (W)
- = WATER VALVE (W)
- = WATER METER (W)
- = SINKER MARKER (RM)
- = GAS METER (GM)
- = GAS VALVE/TEST STATION
- = PROPRANE TANK (PT)
- = BENCHMARK (BM)
- △ = SURVEY CORNER
- △ = BEARING BASIS
- △ = IRON ROD FOUND
- △ = 1/2" IRON ROD SET
- △ = ALUMINUM CORNER POST
- △ = FENCE CORNER POST
- △ = METAL FCP
- △ = WOOD FCP
- △ = PLUM OR BIRD CALL
- △ = POINT OF BEGINNING
- △ = POINT OF COMMENCEMENT
- △ = RIGHT-OF-WAY
- △ = COMMUNICATION EASEMENT
- △ = DRAINAGE EASEMENT
- △ = UTILITY EASEMENT
- △ = PUBLIC UTILITY EASEMENT
- △ = BURIED CABLE MARKER
- △ = BURIED PIPELINE MARKER
- △ = ELECTRIC RISER
- △ = ELECTRIC TRANSFORMER
- △ = SANITARY SEWER
- △ = STORM SEWER
- △ = TELEPHONE RISER
- △ = PROPERTY LINE (P-L)
- △ = ADJACENT PROPERTY LINE
- △ = EASEMENT LINE
- △ = CENTERLINE
- △ = FLOOD BOUNDARY
- △ = CHAINLINK FENCE
- △ = IRON FENCE
- △ = PIPE FENCE
- △ = WIRE FENCE
- △ = WOOD FENCE
- △ = VINYL FENCE
- △ = CATTLEWAVE FENCE
- △ = ELECTRIC LINE
- △ = SANITARY SEWER LINE
- △ = STORM SEWER LINE
- △ = SINKER LINE
- △ = TELEPHONE LINE
- △ = WATER LINE



1" = 50' 1/2" IRP