

DENTON COUNTY, TEXAS

LOT 1

(S 85°20'58" E PER PLAT)
S 85°51'26" E 341.69'

JD EVANS ENTERPRISES, LLC
INSTRUMENT NO. 17339
O.R.D.C.T.

CALLED 3.1297 ACRES
LOT 17, BLOCK A
BUTTERFIELD JUNCTION ADDITION
VOL. 4662, PG. 1759
D.R.D.C.T.

3.130 ACRES
136,338 SQ. FT.

STAGECOACH PASS
CALLED 60' R.O.W.
(24' ASPHALT ROAD)

(N 21°44'09" E PER PLAT)
N 21°13'41" E 129.80'

(N 55°01'32" E PER PLAT)
N 54°31'04" E 9.52'

FIRE
HYDRANT

15' UTILITY EASEMENT
(PER PLAT)

VALLEY CREEK
CALLED 60' R.O.W.
(23' ASPHALT ROAD)

C1

CULVERT

181.4'

186.4'

35' B.S.L. (PER REST. AND PLAT)

15' UTILITY EASEMENT (PER PLAT)

TRANS.
BOX

N 84°44'45" W 87.46'
(N 84°14'17" W PER PLAT)

15' B.S.L. (PER PLAT)

S 05°15'15" W 377.84'
(S 05°45'43" W PER PLAT)

LOT 18

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	396.70'	545.24'	41°41'13"	N 63°54'08" W	388.01'
PER PLAT			41°41'15"	N 63°23'39" W	
C2	123.07'	212.53'	33°10'41"	N 37°55'45" E	121.36'
PER PLAT	123.06'		33°10'29"	N 38°26'17" E	121.35'

PROpane
TANK

A/C
UNIT

POOL
PUMP

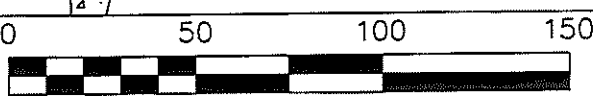
2 STORY
BRICK/FRAME
(RESIDENCE)

GARAGE
BRICK/FRAME

A/C
UNIT

AEROBIC
LID

DETAIL N.T.S.



GRAPHIC SCALE IN FEET: 1" = 50'

LAND TITLE SURVEY

6247 VALLEY CREEK

LOT 17, BLOCK A
BUTTERFIELD JUNCTION ADDITION
CITY OF PILOT POINT
DENTON COUNTY, TEXAS

6247 VALLEY CREEK.DWG



DRAWN BY:	WDF
CHECKED BY:	DLJ
DATE:	7/7/17
SHEET:	1 OF 2
SCALE:	AS SHOWN

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- ADJOINING PROPERTY LINE
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- OVERHEAD UTILITIES
- = CAPPED IRON ROD SET MARKED "PLS INC"
- ⊙ = IRON ROD FOUND
- ⊕ = ELECTRIC METER
- ⊗ = WATER METER
- = CONCRETE

NOTE:
LEGEND IS TYPICAL. NOT ALL ITEMS IN LEGEND
APPEAR IN DRAWING.

THE COMPLETE LAND TITLE SURVEY SHOWN HEREON COMPRISES 2
PAGES AND "PAGE 2" ACCOMPANIES AND IS ATTACHED HERETO
BY THIS REFERENCE.

PROPERTY DESCRIPTION

Lot 17, Block A, of BUTTERFIELD JUNCTION ADDITION, an Addition to the City of Pilot Point, Denton County, Texas, according to the map or plat thereof recorded in Cabinet 0, Slide 309, of the Plat Records of Denton County, Texas, with Certificate of Correction filed August 28, 2000, recorded in Volume 4662, Page 1759, of the Deed Records of Denton County, Texas.

TITLE REPORT NOTE

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT AS PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, REFERENCED BY GF NO. 1702308--AUNH AND BEARING AN EFFECTIVE DATE OF JUNE 21, 2017.

SCHEDULE B ITEMS

- 1.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE RESTRICTIVE COVENANTS RECORDED IN INSTRUMENT NO. 96--R0064907, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 1)
- 2.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO A 35 FOOT BUILDING LINE ALONG THE SOUTHERLY BOUNDARY LINE AND 25 FOOT BUILDING LINE ALONG THE NORTH BOUNDARY LINE AND 15 FOOT BUILDING LINE ALONG THE EAST AND WEST BOUNDARY LINE AND 15 FOOT UTILITY EASEMENT ALONG THE SOUTHERLY BOUNDARY LINE PER SAID RESTRICTIONS. TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10d)
- 3.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE DENTON COUNTY ELECTRIC COOPERATIVE EASEMENT RECORDED IN VOLUME 404, PAGE 417, DEED RECORDS, DENTON COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10e)
- 4.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE MUSTANG SPECIAL UTILITY DISTRICT EASEMENT AND RIGHT OF WAY RECORDED IN INSTRUMENT NO. 2005--119722, COUNTY CLERK RECORDS, DENTON COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10f)

FLOOD NOTE

THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN A DESIGNATED ZONE X AND DOES NOT APPEAR TO BE LOCATED IN A 100 OR 500 YEAR FLOOD AREA AS PLOTTED ON COMMUNITY PANEL # 480774 0235 G OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE OR FLOOD HAZARD BOUNDARY MAP BEARING A REVISED MAP DATE OF APRIL 18, 2011.

GENERAL NOTES

- 1. ALL BEARINGS CONTAINED HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202), DERIVED FROM GPS OBSERVATION AND DERIVED FROM AN ON-THE-GROUND SURVEY CONDUCTED ON MAY 30, 2017
- 2. ALL MONUMENTS SHOWN AS FOUND HEREON WERE CONTROLLING MONUMENTS USED IN THE FINAL BOUNDARY RESOLUTION AS SHOWN.
- 3.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE TEXAS--NEW MEXICO POWER COMPANY ELECTRIC DISTRIBUTION LINE EASEMENT RECORDED IN VOLUME 5030, PAGE 2945, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF.

SURVEYOR'S CERTIFICATION

This is to certify that, under my personal supervision, a careful survey was made on the ground of the property shown hereon. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. The plat hereon is a careful representation of the subject property as determined by an on-the-ground survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements being as shown, the improvements being within the boundary of the property, setback from property lines the distance indicated and that the distance from the nearest intersecting street or road being as shown on said plat. EXCEPT AS SHOWN THERE ARE NO VISIBLE INTRUSIONS OR PROTRUSIONS APPARENT ON THE GROUND.


DANIEL L. JACKSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5577
JULY 7, 2017
FIRM REGISTRATION NO. 10129300





PLS
PIPELINE LAND
SERVICES, INC.
1200 S. WOODROW LANE, SUITE 200 DENTON, TX 76205
PHONE 940-808-1191 FAX 940-808-1195

DRAWN BY:	WDF
CHECKED BY:	DLJ
DATE:	7/7/17
SHEET:	2 OF 2
SCALE:	

LAND TITLE SURVEY 6247 VALLEY CREEK
LOT 17, BLOCK A BUTTERFIELD JUNCTION ADDITION CITY OF PILOT POINT DENTON COUNTY, TEXAS
6247 VALLEY CREEK.DWG

THE COMPLETE LAND TITLE SURVEY SHOWN HEREON COMPRISES 2 PAGES AND "PAGE 1" ACCOMPANIES AND IS ATTACHED HERETO BY THIS REFERENCE.