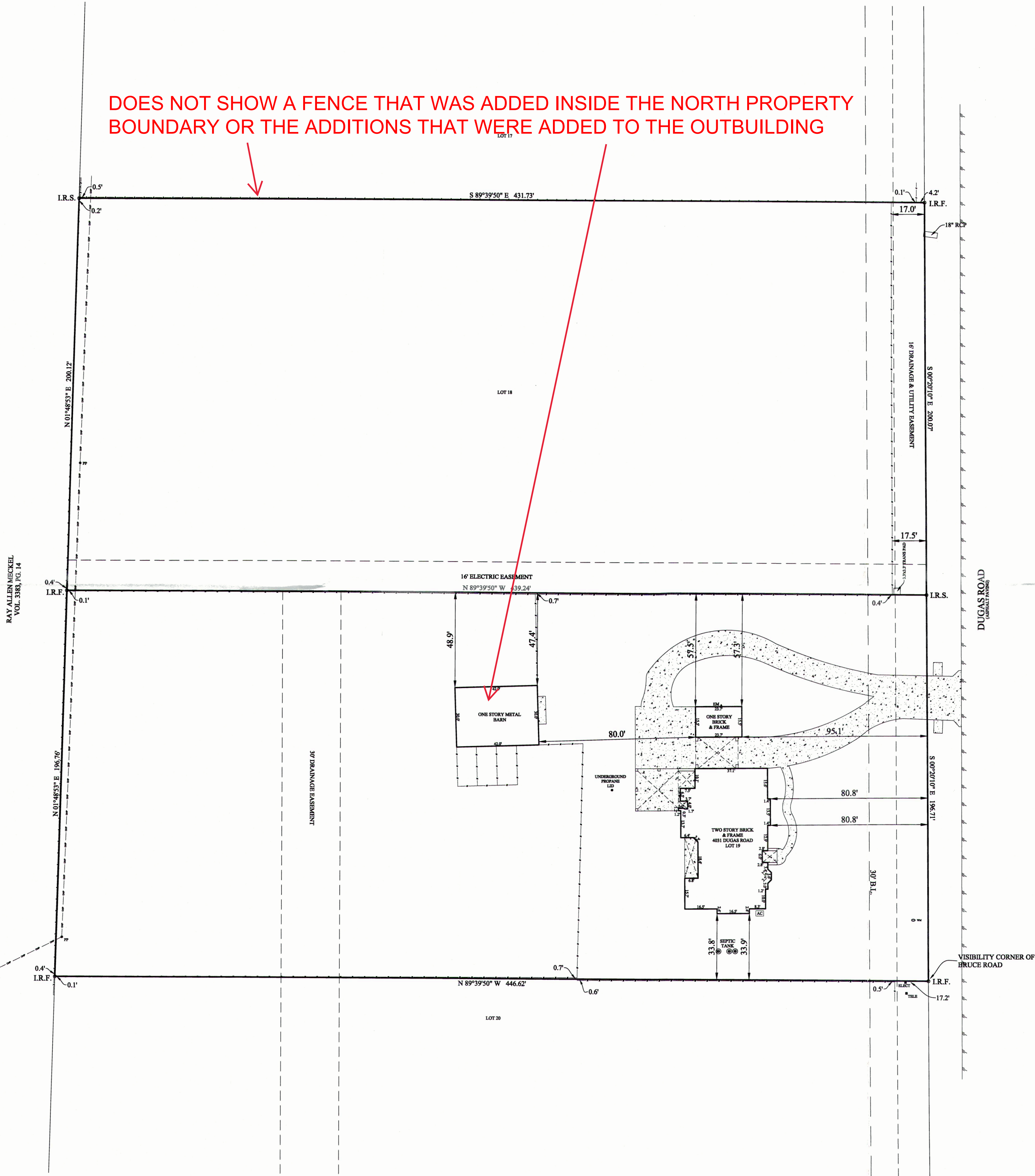


BOUNDARY SURVEY

DOES NOT SHOW A FENCE THAT WAS ADDED INSIDE THE NORTH PROPERTY BOUNDARY OR THE ADDITIONS THAT WERE ADDED TO THE OUTBUILDING



Legal Description:
THIS IS TO CERTIFY THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF THE PROPERTY LOCATED AT 4031 DUGAS ROAD, IN DENTON COUNTY, TEXAS, BEING LOTS 18 AND 19, OF HIGH TRINITY RIDGE ESTATES, SECTION TWO, AN ADDITION TO DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET V, SLIDE 945, PLAT RECORDS, DENTON COUNTY, TEXAS, TOGETHER WITH CERTIFICATE OF CORRECTION OF PLAT FILED JUNE 1, 2006, RECORDED IN COUNTY CLERK'S FILE NO. 2006-64564, OFFICIAL RECORDS, DENTON COUNTY, TEXAS.
FLOOD STAMP: ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS, MAP NO. 48121C0245E, MAP REVISED APRIL 2, 1997, THE HEREIN DESCRIBED PROPERTY IS LOCATED IN ZONE "X", DESCRIBED BY SAID MAP TO BE, "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN."

- NOTES:**
1. ALL EASEMENTS SHOWN ON THIS SURVEY ARE PER THE ABOVE DESCRIBED PLAT, UNLESS OTHERWISE NOTED.
 2. COVENANTS, CONDITIONS, OBLIGATIONS, RESTRICTIONS, EASEMENTS, CHARGES AND LIENS AS SET FORTH IN THAT CERTAIN DECLARATION RECORDED IN COUNTY CLERK'S FILE NO. 2005-55184, REFILED IN COUNTY CLERK'S FILE NO. 2005-71834, OFFICIAL RECORDS, DENTON COUNTY, TEXAS (O.R.D.C.T.), APPLY TO AND AFFECT HEREIN DESCRIBED PROPERTY.
 3. EASEMENTS RECORDED IN VOLUME 402, PAGE 20, VOLUME 402, PAGE 30 AND VOLUME 2400, PAGE 480, R.P.D.C.T., DO NOT AFFECT THE SUBJECT PROPERTY.
 4. BOUNDARY LINE AGREEMENT RECORDED IN COUNTY CLERK'S FILE NO. 97-80009418, R.P.D.C.T., DOES NOT AFFECT THE SUBJECT PROPERTY.

THIS SURVEY IS FOR THE USE OF SENDERA TITLE IN CONJUNCTION WITH G.L.F. NO. 10619-AUNH AND IS NOT VALID FOR ANY OTHER PURPOSE INCLUDING BUT NOT LIMITED TO ANY LAND OR TITLE TRANSFER, CLOSING, LOAN ON PROPERTY, ETC. AND WAS PREPARED WITHOUT THE BENEFIT OF ABSTRACT OF TITLE AND AS SUCH, THERE MAY BE MATTERS NOT SHOWN.

SIGNED _____ DATE: _____

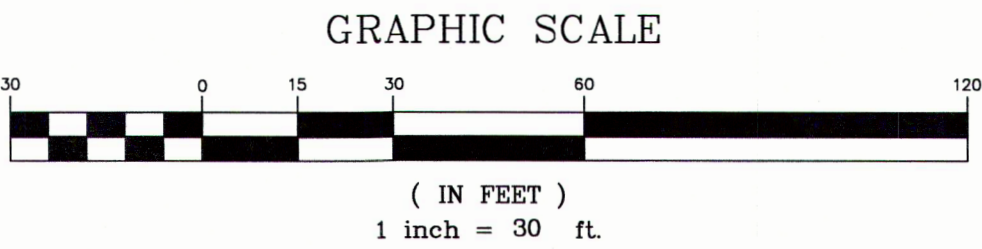
SURVEYOR'S CERTIFICATION:
THE SURVEY PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY FIELD SURVEY. THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE RECORDED PLAT, THE SIZE, LOCATION AND TYPE OF BUILDINGS AND VISIBLE IMPROVEMENTS ARE INDICATED AND THAT THE DISTANCE TO THE NEAREST INTERSECTING STREET OR ROAD IS AS SHOWN. THERE ARE NO VISIBLE ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN.



4031 DUGAS ROAD
HIGH TRINITY RIDGE ESTATES
SECTION TWO
LOT 18 - 2.0 ACRES
LOT 19 - 2.0 ACRES
DENTON COUNTY, TEXAS

LEGEND

I.R.S.	IRON ROD SET
I.R.F.	IRON ROD FOUND
(C.M.)	CONTROLLING MONUMENT
—	PIPE RAIL FENCE
—	POWER POLE
—	OVERHEAD WIRES
WV	WATER VALVE
WM	WATER METER
GM	GAS METER



	P.O. BOX 550205 DALLAS, TEXAS PH: 214-553-8291 FAX: 469-533-1570 E-MAIL: SURVEY@5882SURVEYING.COM	DATE: 12/08/2010
		SCALE: 1" = 30'
		JOB NO.: 10-0860
		TITLE CO.: SENDERA TITLE
		CHECK'D BY: JMQ

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