

FLOOD NOTE

GENERAL NOTES

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2. ALL MONUMENTS SHOWN AS FOUND HEREON WERE CONTROLLING MONUMENTS USED IN THE FINAL BOUNDARY RESOLUTION AS SHOWN IN THIS SURVEY MAY OR MAY NOT COMPLY WITH CITY AND/OR COUNTY PLATTING REGULATIONS.

THIS DOCUMENT WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT AS PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, REFERENCED BY GF NO. 2402368-AUMH AND BEARING AN EFFECTIVE DATE OF OCTOBER 7, 2024.

REFERENCE BY GF NO. 2402368-AUMH AND BEARING AN EFFECTIVE DATE OF OCTOBER 7, 2024

SCHEDULE B ITEMS

1) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE RESTRICTIVE COVENANTS RECORDED IN VOLUME 1220, PAGE 125, DEED RECORDS, DENTON COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 1)

THE SUBJECT PROPERTY SHOWN HEREON DOES NOT APPEAR TO BE SUBJECT TO THE LONE STAR GAS COMPANY EASEMENT RECORDED IN VOLUME 142, PG. 49 DEED RECORDS, DENTON COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF.

(Schedule B, Item 10a) BLANKET EASEMENT NORTH OF SUBJECT

3.) THE PROPERTY SHOWN HEREON DOES NOT APPEAR TO BE SUBJECT TO THE STATE OF TEXAS RIGHT OF WAY EASEMENT RECORDED IN VOLUME 383, PAGE 564, DEED RECORDS, DENTON COUNTY, TEXAS, TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF.

4) THE SUBJECT PROPERTY SHOWN HEREON DOES NOT APPEAR TO BE SUBJECT TO THE DENTON COUNTY ELECTRIC COOPERATIVE, INC. RIGHT OF WAY EASEMENT RECORDED IN VOLUME 402, PAGE 31, DEED RECORDS, DENTON COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (SCHEDULE B, ITEM 10) BLANKET EASEMENT DIFFERENT ABSTRACT

5.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE DENTON COUNTY ELECTRIC COOPERATIVE, INC. RIGHT OF WAY EASEMENT RECORDED IN VOLUME 402, PAGE 313, DEED RECORDS, DENTON COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10) BLANKET EASEMENT

8.) THE SUBJECT PROPERTY SHOWN HEREON DOES NOT APPEAR TO BE SUBJECT TO THE GREEN SPRINGS WATER SUPPLY CORPORATION RIGHT OF WAY EASEMENT RECORDED IN VOLUME 584, PAGE 34, DEED RECORDS, DENTON COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10) NAME OF SUBJECT

SURVEYOR'S CERTIFICATION

This is to certify that, under my personal supervision, a CEREAL SURVEY was made on the ground of the property shown hereon. USE OF THIS FORM FOR ANY OTHER PURPOSE OR BY OTHER PARTIES HERETO, AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS OR DAMAGE. The said plot hereon is a careful representation of the subject property as determined by an independent surveyor, the lines and dimensions shown being true to the best of his knowledge. The site, location and type of buildings and improvements being as shown, the improvements being within the boundary of the property shown. The distance from the nearest intersecting street or road being as shown on said plot. EXCEPT AS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS OR ENCROUSMENTS APPEARING ON THE GROUND.

JOE C. YAGHINI, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5926
OCTOBER 30, 2029
FIRM REGISTRATION NO. 10194786

NO. 5926

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

VAUGHN'S SURVEY CO.
600 DEBBIE LANE
PILOT POINT, TX. 76251
PHONE 940-808-1191

DRAWN BY:	JDF/WDJ
CHECKED BY:	JCV
DATE:	10/30/24
SHEET:	2 OF 2
SCALE:	N.T.S.

7.996 ACRES
JOHN MORTON SURVEY
ABSTRACT NO. 792
DENTON COUNTY, TEXAS

LAND TITLE SURVEY
11858 FM 1190

