

**LEGEND:**

R.O.W	RIGHT OF WAY
FD	FOUND
IR	IRON ROD
IP	IRON PIPE
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
SRVC	SERVICE
⊙	SEPTIC LID
⊙	CLEANOUT
⊙	GUY ANCHOR
⊙	POWER POLE
▲	TELECOM PEDESTAL
▲	WATER METER
▲	WATER VALVE

**LOT 12**  
**SOUTHERN CROSSING**  
**SECTION 6**  
**DOCUMENT**  
**NO. 201900766**

SCALE: 1" = 40'



LOT 108  
 REVISED PLAT  
 IDA STRAUS SUBDIVISION  
 VOLUME 3, PAGE 84  
 M.R.L.C.T.

**LOT 11**  
**BLOCK 1**  
**0.54 ACRES**  
 (23686.98 SQFT)

P.O.B.  
 N:10102665.69  
 E:3939786.86

P.O.C.  
 N:10102664.06  
 E:3939821.52

**CR 003**  
 (60' PUBLIC R.O.W.)

15' G.S.U. EASEMENT  
 VOL. 885 PG. 3  
 D.R.L.C.T.

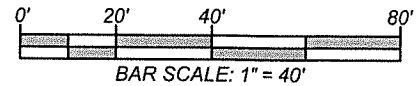
**LOT 10**

**SURVEYORS NOTE:**

1. BEARINGS REFERENCED TO GRID NORTH: NAD83, TEXAS STATE PLANE ZONE 3 CENTRAL (5376). UNITS: USFT
2. THIS SURVEY IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS AND IS VALID FOR THIS TRANSACTION ONLY.
3. ALL EASEMENTS, SERVITUDES AND BUILDING LINES SHOWN AS PER TITLE COMMITMENT NO.HT26324-DA, ISSUED APRIL14, 2026 PER FIDELITY NATIONAL TITLE INSURANCE COMPANY. SCH. B ITEMS - 2-9 ARE STANDARD ITEMS.
4. SCH. B ITEMS - 10a-10g, 10i-10k, 10m, 10n & 10r AFFECTS PROPERTY BUT NOT PLOTTABLE.
5. SCH. B ITEMS - 10s-10x ARE PLOTTABLE AND SHOWN ON PLAT
6. SCH. B ITEMS - 10h, 10l, 10o & 10p AFFECT PROPERTY BUT NOT ENOUGH INFORMATION GIVEN AT THE CLERK OF COURTS TO PLOT
7. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY.

**REFERENCE MAP:**

1. SOUTHERN CROSSING SECTION 6, RECORDED IN DOCUMENT NO. 201900766



**CERTIFICATION:**

I, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THE