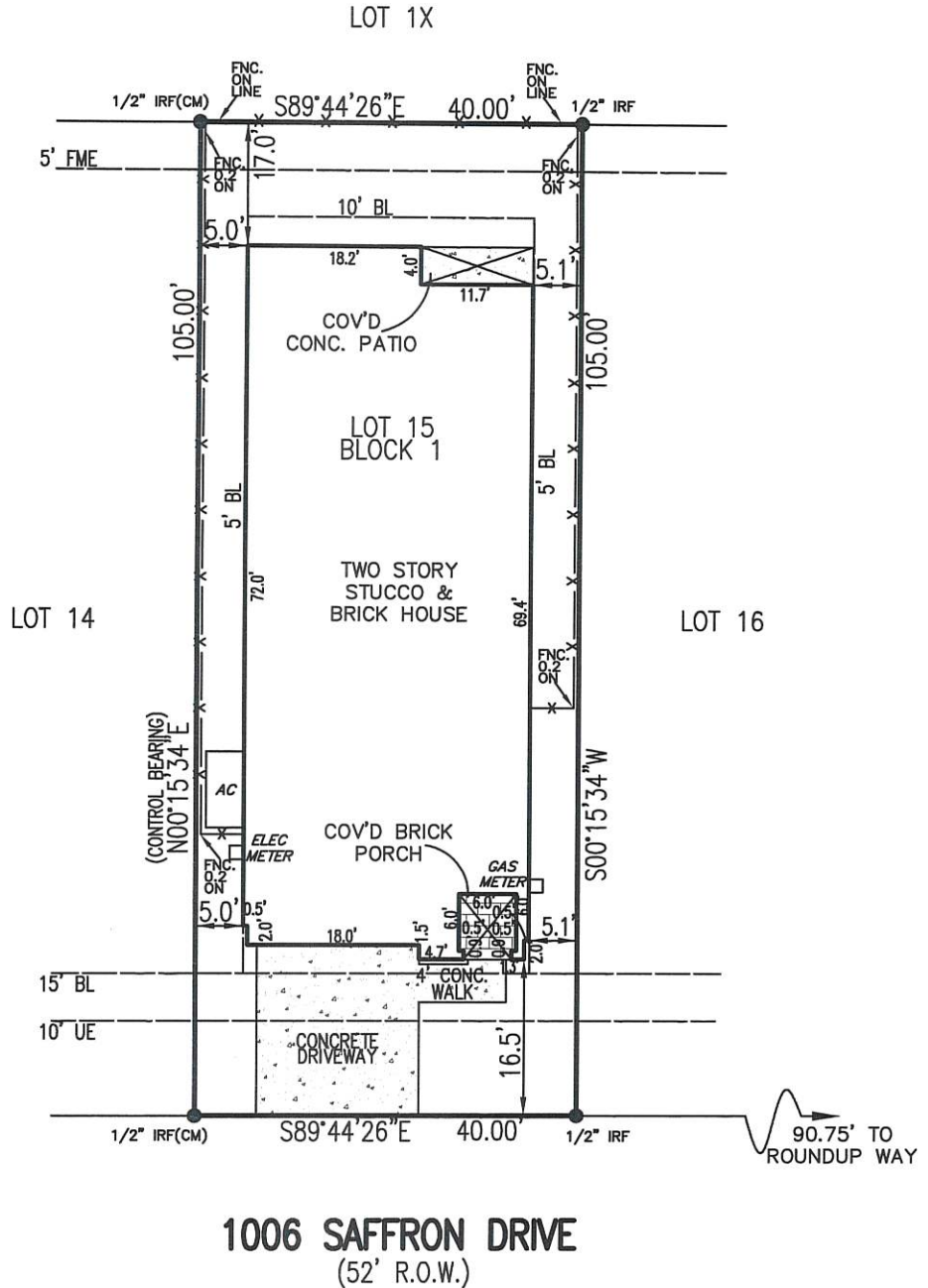


PLAT SHOWING

Lot Fifteen (15), Block One (1), HARVEST PHASE 16A, an Addition in Denton County, Texas, according to the Map or Plat thereof recorded in County Clerk's File No. 2023-83, of the Map and/or Plat Records, Denton County, Texas.
1006 SAFFRON DRIVE



BEARING SOURCE
 BEARINGS SHOWN HEREON ARE BASED ON THE PLAT RECORDED IN COUNTY CLERK'S FILE NO. 2023-83, M.P.R.D.C.T.

FLOOD CERTIFICATION
 Subject property is located in Zone X (unshaded) according to the Flood Insurance Rate Map Community Panel Map # 48121C0505 G Dated: April 18, 2011

"Zone X" (unshaded) Areas determined to be outside the 0.2% annual chance floodplain.

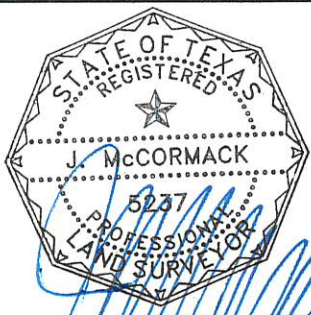
Determination based on graphically scaling from the above listed map, only.

This flood statement does not create any liability on part of the surveyor and/or surveying company.

NOTES:

To the best of my knowledge and belief:

- 1) This survey was prepared in conjunction with and from a Title Commitment prepared by First American Title Guaranty Company; Title Commitment GF No. TMDTX25429077F, Effective Date: 04/21/2025.
- 2) Subject to building lines and easements referenced and/or depicted in County Clerk's File No. 2023-83, M.P.R.D.C.T. and the aforementioned Title Commitment.
- 3) Easement recorded under Clerk's File No. 2023-45893, O.P.R.D.C.T., appears to be a blanket type easement. However, no documents have been located to extinguish it. Thus it may still be in effect.
- 4) Subsurface structure(s), utilities and easements are beyond the scope of this survey.
- 5) Terms, provisions, stipulations, conditions, restrictions, drainage, minerals, covenants, assessments, agreements, obligations, rights, privileges, ordinances, immunities and/or liens are beyond the scope of this survey.
- 6) Title Commitment, only, was addressed on 05/01/2025. No further boundary and/or field work has been done.



"The Plat hereon is an accurate representation of the property as determined by a survey made on the ground under my direction and supervision on the date shown below, the lines and dimensions of said property being as indicated by the Plat, the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, except as shown, set back from the property lines the distances indicated and that the distance from the nearest intersecting street or road is as shown on said Plat. There are no apparent encroachments, conflicts, protrusions or apparent easements, except as shown."

SURVEY DATE: 01/30/2025

- LEGEND**
- BL = BUILDING LINE
 - UE = UTILITY EASEMENT
 - DE = DRAINAGE EASEMENT
 - PUE = PUBLIC UTILITY EASEMENT
 - CM = CONTROLLING MONUMENT
 - IRF = IRON ROD FOUND
 - IRS = IRON ROD SET
 - IR = IRON ROD
 - X- = FENCE
 - ▲ = DIRECTION OF FLOW

SCALE: 1" = 20'

DRAWN BY: PDS

TM JOB # T-HAR16A-01-15

BLS JOB # 243063904



BARROW
 LAND SURVEYING

Platting / Planning / Residential / Commercial

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FIRM REGISTRATION NO. 10183700

TAYLOR