

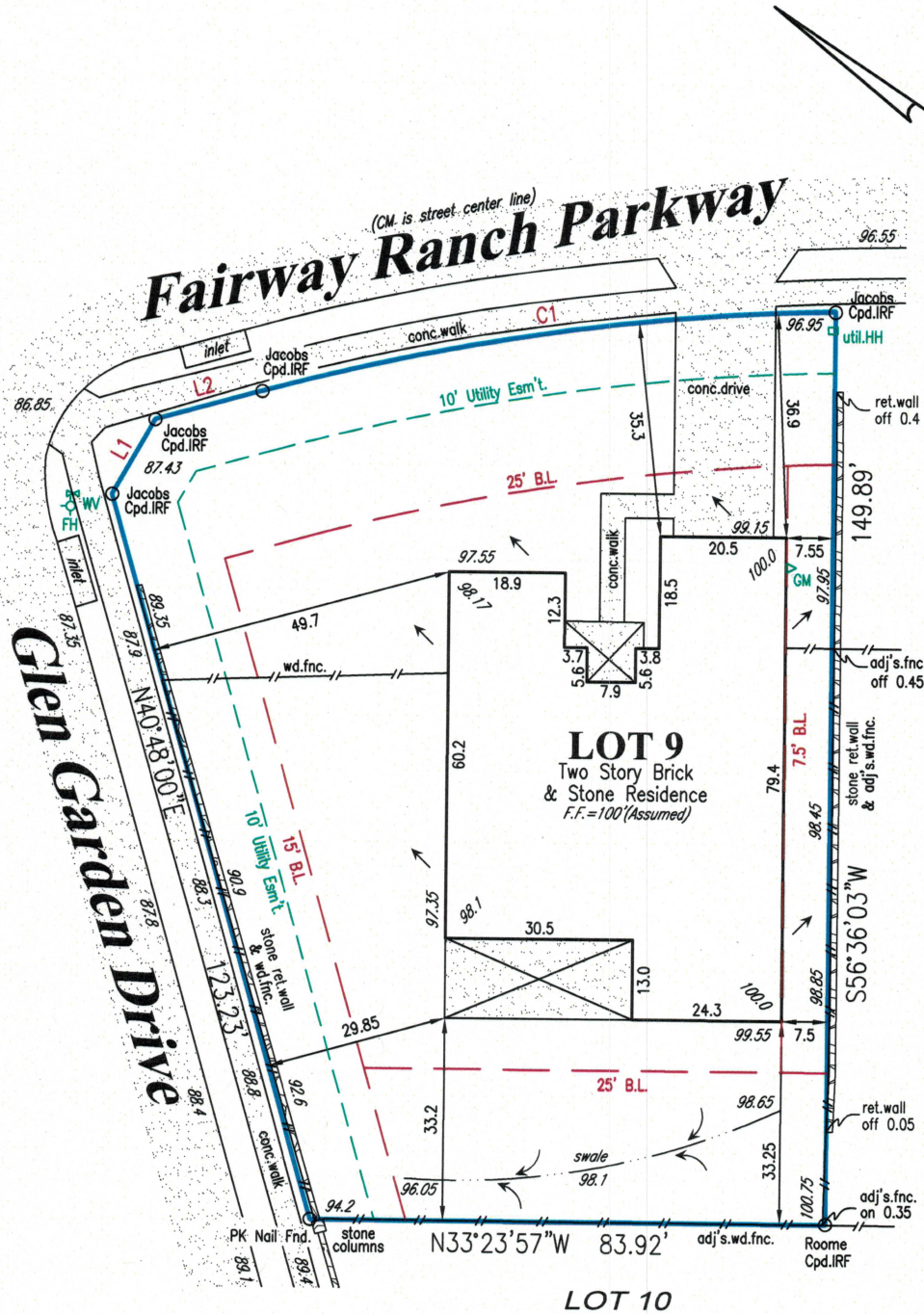
PROPERTY DESCRIPTION

Address: 1023 Fairway Ranch Parkway, Being Lot 9, in Block L, of The Fairway Ranch, Phase 2, an addition to the City of Roanoke, Denton County, Texas, according to the Map or Plat thereof recorded in/under Clerk's File No. 2016-2148, Map/Plat Records, Denton County, Texas; together with Certificate of Correction of Plat dated 12/1/2015, filed 12/2/2015, recorded in/under Clerk's File No. 2015-138117, and Correction of Affidavit as to Plat, recorded in/under Clerk's File No. 2017-23248, Real Property Records, Denton County, Texas.



**Roome
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SCALE: 1" = 30'

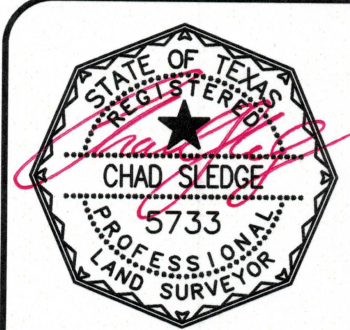
LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
L1	N85°48'00"E	14.14'						
L2	S49°12'00"E	18.03'						
C1				375.00'	94.53'	94.28'	S41°58'41"E	14°26'37"

IRF=Iron Rod Found | IRF=Iron Rod Set | Cpd.=Capped | OH=Overhead Line | PP=Power Pole | LP=Light Pole | FH=Fire Hydrant | WM=Water Meter | WM=Water Valve | GM=Gas Meter | B.L.=Building Line | HH=Handhole | adj.s.=Adjoints | T.O.F.=Top of Form | Min.F.=Minimum Finished Floor | F.P.=Finished Pad | MH=Manhole

NOTES: (1) Source bearing is based on recorded plat unless otherwise noted. (2) (CM) = Controlling monument. (3) Surveyor's signature will appear in red ink on original copies. (4) No part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map Number 48121C0515G of the F.E.M.A. Flood Insurance Rate Maps for Denton County, Texas & Incorporated Areas dated April 18, 2011. (Zone X). This statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can & will occur & flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. (5) Final grade assumed finished floor elevations are at the brick ledge. (6) Drainage arrows, if shown, were determined by elevations shown hereon. (7) Subject property is affected by any & all notes, details, easements & other matters, that are shown on or as part of the recorded plat and/or as part of a title commitment/survey request.

CERTIFICATION

On the basis of my knowledge, information & belief, I certify to **Priority Title Company** that as a result of a survey made on the ground to the normal standard of care of Registered Professional Land Surveyors practicing in the State of Texas, I find the plat hereon is true, correct & accurate as to the boundaries of the subject property & if shown, location & type of buildings & visible improvements hereon.



Date: 5/22/2018 Revised: _____ Job No. LB144278
Title commitment/Survey Request File No. 01129-5501 dated: 5/8/2018