



PROPERTY DESCRIPTION:
 BEING LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 AND 28, BLOCK A AND LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND 10, BLOCK B, OF THE AMENDED PLAT OF EAGLE RIDGE ADDITION, AN ADDITION TO THE TOWN OF BARTONVILLE, DENTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN COUNTY CLERK'S FILE NO. 2022-36, OF THE MAP AND/OR PLAT RECORDS, DENTON COUNTY, TEXAS.

TITLE COMMITMENT NOTES:
 THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE PROVIDED BY FIRST AMERICAN TITLE GUARANTY COMPANY, G.F. NUMBER 110-2200648-CB, EFFECTIVE DATE SEPTEMBER 7, 2022. THIS COMMITMENT WAS RELIED UPON FOR ENCUMBRANCE RESEARCH, AND THE SURVEYOR HAS PERFORMED NO INDEPENDENT TITLE SEARCH. THEREFORE, EASEMENTS, AGREEMENTS, OR OTHER DOCUMENTS, EITHER RECORDED, OR UNRECORDED MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY. THE FOLLOWING EXCEPTIONS FROM SCHEDULE "B" WERE ADDRESSED AS FOLLOWS:

10F. ALL EASEMENTS, AND/OR BUILDING LINES AS SHOWN ON PLAT RECORDED IN DOC. NO. 2022-36, OF THE PLAT RECORDS, OF DENTON COUNTY, TEXAS, DO AFFECT THE SUBJECT PROPERTY AND ARE SHOWN HEREON.
 10G. DUE TO THE VAGUE DESCRIPTION OF THE DENTON COUNTY ELECTRIC COOPERATIVE EASEMENT RECORDED IN VOLUME 403, PAGE 511, OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, THE SURVEYOR IS UNABLE TO DETERMINE ITS EXACT LOCATION.
 10H. THE ACCESS EASEMENT RECORDED IN DOCUMENT NUMBER 2017-18006, OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS, DOES AFFECT THE SUBJECT PROPERTY AND IS SHOWN HEREON.

SURVEYOR'S NOTES:
 1. BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 83) (US FOOT) WITH A COMBINED SCALE FACTOR OF 1.00015063.
 2. SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48121C0510G, COMMUNITY-PANEL NO. 48121, EFFECTIVE DATE: APRIL 18, 2011. ALL OF THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE "X" ON SAID MAP. THE LOCATION OF THE SAID FLOODZONES IS BASED ON SAID MAP, IS APPROXIMATE AND IS NOT LOCATED ON THE GROUND. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:
 ZONE "X" - OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

3. THIS BOUNDARY SURVEY HAS BEEN PREPARED AND PERFORMED IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYING PRACTICES ACT AND GENERAL RULES OF PROCEDURES AND PRACTICES, ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS.
 4. THIS SURVEY IS BASED ON DEEDS, EASEMENTS AND/OR RECORDED PLATS AND OTHER RECORDS FURNISHED BY THE CLIENT AND/OR THE CLIENT'S REPRESENTATIVE AS WELL AS SIGNIFICANT VISIBLE MONUMENTS FOUND ON THE SUBJECT PROPERTY AND ADJACENT PROPERTIES, FIELD MEASUREMENTS AND EVIDENCE OF BOUNDARIES FOUND ON THE GROUND. HOWEVER, THIS SURVEY SHALL NOT REPRESENT WARRANTY OF TITLE OR GUARANTEE OWNERSHIP. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY.
 5. EXCEPT AS SPECIFICALLY STATED OR SHOWN HEREON, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT TRACT: EASEMENTS; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS; AGREEMENTS; LEASE AGREEMENTS; AND OWNERSHIP TITLE EVIDENCE.
 6. ANY DECLARATION MADE HEREON OR HEREIN IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 7. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED ON HEREIN MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
 8. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULTLINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
 9. THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION SHOWN HEREON ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
 10. SQUARE FOOTAGE TOTALS SHOWN HEREON OR REFERENCED HEREIN ARE BASED ON MATHEMATICAL CLOSURES AND DO NOT NECESSARILY REPRESENT THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTS.
 11. THE PROPERTY SHOWN HEREON DESCRIBES THE SAME REAL ESTATE AS THE RECORD DESCRIPTION.
 12. MONUMENTS ARE FOUND UNLESS SPECIFICALLY DESIGNATED AS SET.
 13. ALL STATEMENTS WITHIN THE CERTIFICATION AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE-GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
 14. THERE WAS NO OBSERVED SITE ADDRESS AT THE TIME OF SURVEY.
 15. THERE WAS OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS AT THE TIME OF SURVEY.

NOTES REGARDING UTILITIES:
 NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY. ONLY ABOVE-GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
 SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DETERMINED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

SURVEYOR'S CERTIFICATE
 TO: BARTONVILLE SOUTH 1031, L.L.C., A TEXAS LIMITED LIABILITY COMPANY; LENDER-TBD, AND ITS SUCCESSORS AND/OR ASSIGNS; AND FIRST AMERICAN TITLE GUARANTY COMPANY, IN CONNECTION WITH THE TRANSACTION REFERENCED IN OF NO. 110-2200648-CB, WITH AN EFFECTIVE DATE OF SEPTEMBER 7, 2022.

THE UNDERSIGNED DOES HEREBY CERTIFY TO FIRST AMERICAN TITLE GUARANTY COMPANY, G.F. NUMBER 110-2200648-CB, EFFECTIVE DATE SEPTEMBER 7, 2022, THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION II, LAND TITLE SURVEY, AND THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND TO THE BEST OF MY KNOWLEDGE, THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OR IMPROVEMENTS, EASEMENTS OR RIGHTS OF WAY THAT I HAVE BEEN ADVISED OF EXCEPT AS SHOWN HEREON. BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 83) (US FOOT) WITH A COMBINED SCALE FACTOR OF 1.00015063.

DATE OF PLAT OR MAP: SEPTEMBER 29, 2022

MARK N. PEPPLES
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6443
 STATE OF TEXAS



LEGEND

* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

BO - BOLLARD	TL - TRAFFIC LIGHT POLE	PLM - PIPELINE MARKER	FND - FOUND
EM - HANDICAP	GL - GROUND/SPOT LIGHT	UCS - UNDERGROUND CABLE SIGN	IP - IRON PIPE
EM - ELECTRIC METER	PP - POWER POLE	CTL - CATHODIC TEST LEAD	IR - IRON ROD
GM - GAS METER	PP/T - POWER POLE W/TRANSFORMER	MW - MONITORING WELL	NO - NUMBER
GV - GAS VALVE	PP/LT - POWER POLE W/LIGHT	P - PIN FLAG/PAINT MARK	PG - PAGE
JCC - FIRE DEPARTMENT CONNECTION	PP/CT - POWER POLE W/CONDUIT	TC - TOP OF CURB	R.O.W. - RIGHT-OF-WAY
WM - WATER METER	MP - METER POLE	G - GUTTER	SG.FT. - SQUARE FEET
WV - WATER VALVE	SP - SERVICE POLE	TO - TOP OF GRADE	VOL. - VOLUME
ICV - IRRIGATION CONTROL VALVE	CA - CABLE ANCHOR	FL - FLOW LINE	F.C. - FILM CODE
GI - GRATE INLET	OP - OVERHEAD POWER LINE	BL - BUILDING LINE	BL - BUILDING LINE
W - WAREHOLE	BWF - BARBED WIRE FENCE	UE - UTILITY EASEMENT	UE - UTILITY EASEMENT
CL - CLEANOUT	WIF - WROUGHT IRON FENCE	T/S - TREE/SHRUB	T/S - TREE/SHRUB
TP - TELEPHONE PEDESTAL	WF - WOOD FENCE	CM - CONTROLLING MONUMENT	CM - CONTROLLING MONUMENT
CB - CABLE PEDESTAL	CF - CORRUGATED PLASTIC PIPE	RS - 1/2-INCH CARVED REBAR	RS - 1/2-INCH CARVED REBAR
EB - ELECTRIC BOX	GP - GATE POST	RCF - REINFORCED CONCRETE PIPE	RCF - REINFORCED CONCRETE PIPE
T/SB - TRAFFIC SIGNAL BOX	(P) - PER PLANS	TLL - TELEPHONE	D.R.C.T. - DEED RECORDS, DENTON COUNTY, TEXAS
SP - LIGHT POLE	APPROX. - APPROXIMATE	SWBT - SOUTHWESTERN BELL TELEPHONE CO.	P.R.D.C.T. - PLAT RECORDS, DENTON COUNTY, TEXAS
	A - HIGHBACK	WTR - WATER	O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
	q - SIGN	UG - UNDERGROUND	

REVISIONS		
DATE	REASON	BY
09/29/2022	ADDRESSED CLIENT COMMENTS	PM

WINDROSE
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CATEGORY 1A, CONDITION II LAND TITLE SURVEY OF EAGLE RIDGE ADDITION SITUATED IN THE A.R. LOVING SURVEY ABSTRACT NO. 736 DENTON COUNTY, TEXAS

FIELD BY: JS CHECKED BY: MNP JOB NO. D57260
 DRAWN BY: PM DATE: 09/29/2022 SHEET NO. 1 OF 1

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