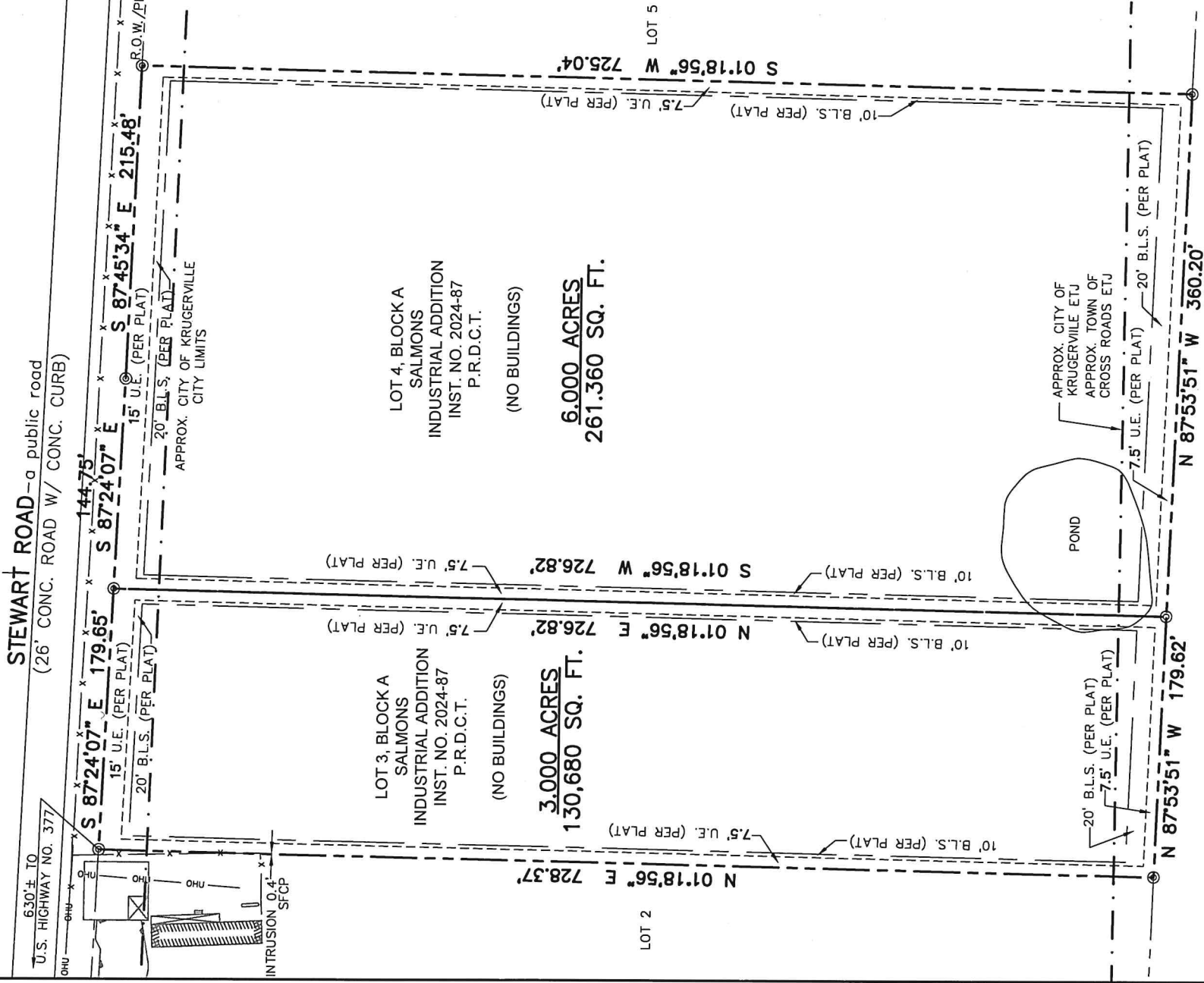


15' U.E. (PER PLAT)

DENTON COUNTY, TEXAS



BLAKE RICHARDS
CALLED 15.49 ACRES
INST. NO. 2021-227388
O.R.D.C.T.

FLOOD NOTE

THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN A DESIGNATED ZONE X AND DOES NOT APPEAR TO BE LOCATED IN A 100 OR 500 YEAR FLOOD AREA AS PLOTTED ON COMMUNITY PANEL # 480774 0285 G OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE OR FLOOD HAZARD BOUNDARY MAP BEARING A REVISED MAP DATE OF APRIL 18, 2011.

GENERAL NOTES

- ALL BEARINGS CONTAINED HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202), DERIVED FROM GPS OBSERVATION AND DERIVED FROM AN ON-THE-GROUND SURVEY CONDUCTED ON APRIL 2, 2025.
- ALL MONUMENTS SHOWN AS FOUND HEREON WERE CONTROLLING MONUMENTS USED IN THE FINAL BOUNDARY RESOLUTION AS SHOWN.
- THIS SURVEY MAY OR MAY NOT COMPLY WITH CITY AND/OR COUNTY PLATTING REGULATIONS.
- THIS PROPERTY HAS ACCESS TO A PUBLIC ROAD.

LEGEND

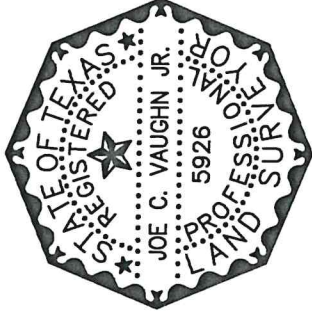
- PROPERTY LINE
- EASEMENT LINE
- ADJOINING PROPERTY LINE
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- PIPE FENCE
- OVERHEAD UTILITIES
- = CAPPED IRON ROD SET "VAUGHN SURVEY 5926"
- ⊙ = IRON ROD FOUND
- ⊕ = ELECTRIC METER
- ⊗ = WATER METER
- = CONCRETE

NOTE:
LEGEND IS TYPICAL. NOT ALL ITEMS IN LEGEND
APPEAR IN DRAWING.



VAUGHN'S SURVEY CO.
600 DEBBIE LANE
PILOT POINT, TX. 76258
PHONE 940-808-1191

DRAWN BY:	JDF/wdj
CHECKED BY:	JCV
DATE:	4/10/25
SHEET:	1 OF 1
SCALE:	AS SHOWN



LAND TITLE SURVEY

TBD STEWART ROAD

LOT 3 & 4, BLOCK A
SALMONS INDUSTRIAL ADDITION
CITY OF KRUGERVILLE ETJ
DENTON COUNTY, TEXAS

TBD STEWART ROAD-LOT 3-4.DWG

TITLE REPORT NOTE

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT AS PROVIDED BY TITLE RESOURCES GUARANTY COMPANY, REFERENCED BY CF NO. 2500590-AUNH AND BEARING AN EFFECTIVE DATE OF MARCH 13, 2025.

SCHEDULE B ITEMS

- THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE RESTRICTIVE COVENANTS AS SHOWN ON PLAT INSTRUMENT NO. 2024-87, PLAT RECORDS, DENTON COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 1)
- THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE BUILDING LINES AND EASEMENTS, IF ANY, AS SHOWN AND/OR DEDICATED BY PLAT RECORDED UNDER INSTRUMENT NO. 2024-87, PLAT RECORDS, DENTON COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10f)
- THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE DENTON COUNTY ELECTRIC COOPERATIVE, INC. EASEMENT RECORDED IN VOLUME 402, PAGE 284, DEED RECORDS, DENTON COUNTY, TEXAS. TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10g) (BLANKET EASEMENT)

SURVEYOR'S CERTIFICATION

This is to certify to USAUBREYUS377 LLC that, under my personal supervision, a careful survey was made on the ground of the property shown hereon. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. The plat hereon is a careful representation of the subject property as determined by an on-the-ground survey, the lines and dimensions of said property being as indicated by the plat; being as shown, the improvements being within the boundary of the property, setback from property lines the distance indicated and that the distance from the nearest intersecting street or road being as shown on said plat. EXCEPT AS SHOWN THERE ARE NO VISIBLE INTRUSIONS OR PROTRUSIONS APPARENT ON THE GROUND.

JOE C. VAUGHN, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5926
APRIL 10, 2025
FIRM REGISTRATION NO. 10194786