



THE FOLLOWING EASEMENT AND DOES NOT VISIBLY AFFECT SUBJECT PROPERTY:
DENTON COUNTY ELEC. CO-OP VOL. 402, PG. 284

TO THE LIENHOLDERS AND/OR THE OWNERS AND/OR PURCHASERS OF THE PREMISES SURVEYED AND TO SENDERA TITLE:
I hereby certify that on the 13th day of June, 2023, this survey was made on the ground as per the field notes shown on this survey and is true, correct and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way easements and other matters of record of which I have knowledge or have been advised, whether or not of record, affecting the property. Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets or alleys by any improvements on the subject property and there are no conflicts or protrusions.
I further certify that only portion shown of subject property lies within a special flood hazard area according to the FLOOD INSURANCE RATE MAP for Denton County and Incorporated Area, Map Number 48121CO289G, dated April 18, 2011. (Subject property lies in Zone A and Zone X approximately as shown).

SURVEY PLAT
2,000 ACRES IN THE
J. BRIDGES SURVEY A-36
DENTON COUNTY, TEXAS

PURCHASER: BLAKE RICHARDS
LANDMARK SURVEYORS, LLC.
DENTON, TEXAS 76207
428 N. 135 NORTH
(940) 382-4016
TX FIRM REGISTRATION NO. 10098600 FAX (940) 387-5784

BL.P. = BUILDING LINE	GRV. = GABLE TV. BOX
C/O = SAWTRAY SEWER CLEANOUT	C/P = CONCRETE PANTO/PROCH
C/W = CONCRETE SIDEWALK	D.E. = DRAINAGE EASEMENT
E.B. = ELECTRIC BOX	F.H. = FIRE HYDRANT
F.I.R. = FOUND IRON ROD	F.O.C. = FIBER OPTIC CABLE
F.P. = FENCE	S.S.W.H. = SAWTRAY SEWER MANHOLE
P.P. = POWER POLE	TEL. FED. = TELEPHONE BOX
STN. MH=STORM SEWER MANHOLE	W/D = WOOD DECK
M/D = WATER METER	W/M = WATER METER
R.V. = RIVER VALVE	W/T = WELDED TUBING
FENCE = X	OVERHEAD POWER LINE = OH

DRAWN BY: BTH
DATE: 13 JUNE 2023
SENDERA TITLE G.F. 2301352-AUNH
JOB NO.: 236967

Jerald D. Yensan, Professional Land Surveyor
Texas R.P.L.S. No. 4561