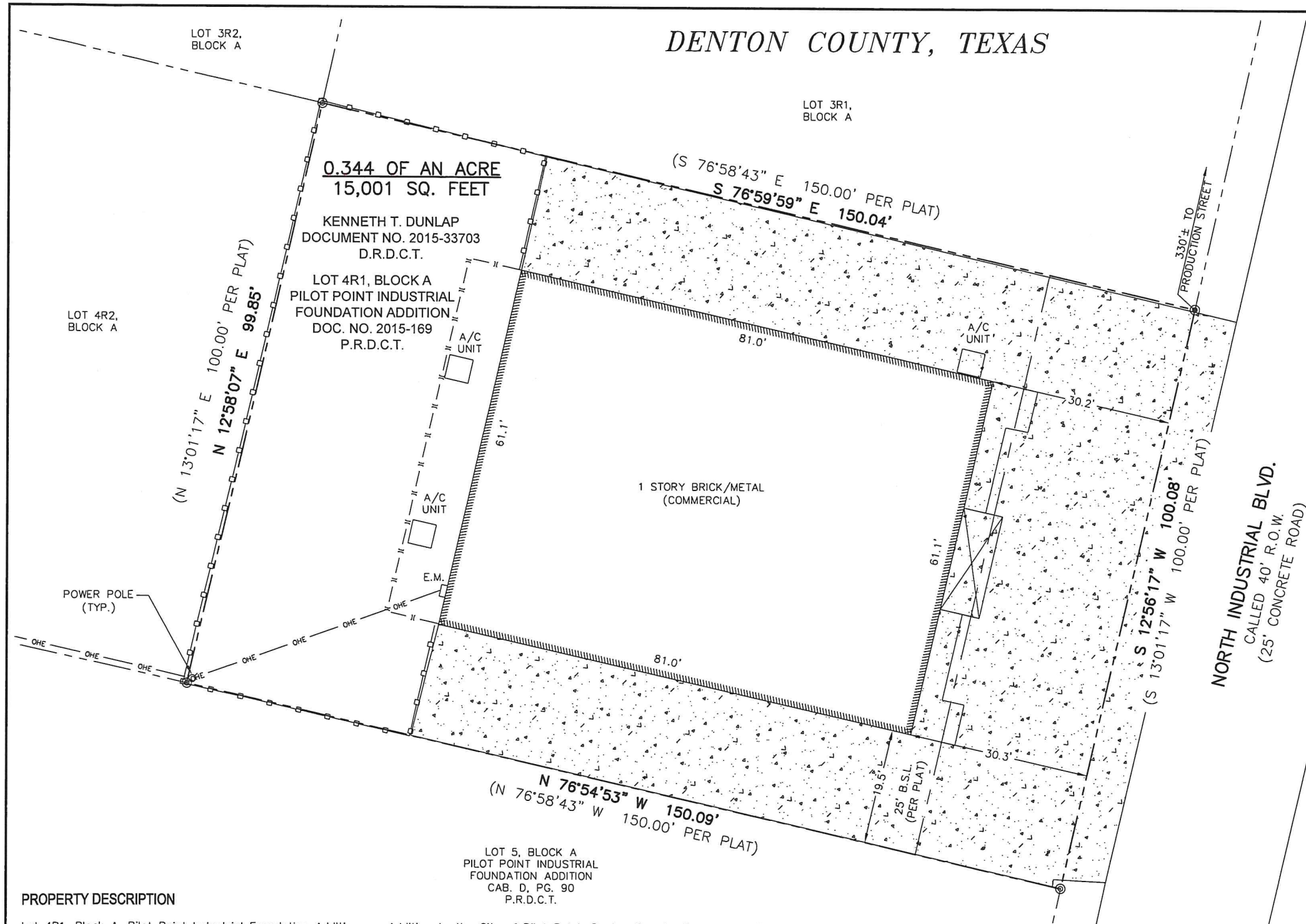


Z:\2021\Senders Title\1208 Industrial Blvd\Plat\1208 Industrial Blvd.dwg, 10/28/2021 7:30:54 AM



PROPERTY DESCRIPTION

Lot 4R1, Block A, Pilot Point Industrial Foundation Addition, an Addition to the City of Pilot Point, Denton County, Texas, according to the Plat thereof recorded under Instrument No. 2015-169, Plat Records, Denton County, Texas.

TITLE REPORT NOTE

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT AS PROVIDED BY TITLE RESOURCES GUARANTY COMPANY, REFERENCED BY GF NO. 2104496-AUNH AND BEARING AN EFFECTIVE DATE OF AUGUST 23, 2021.

SCHEDULE B ITEMS

- 1.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO A TWENTY FIVE (25') BUILDING LINE ALONG THE SOUTHEASTERLY PROPERTY LINE AS RECORDED IN DOCUMENT NO. 2015-169, PLAT RECORDS, DENTON COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10e)
- 2.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT TO THE DENTON COUNTY ELECTRIC COOPERATIVE, INC. EASEMENT RECORDED IN VOLUME 403, PAGE 302, DEED RECORDS, DENTON COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10f)
- 3.) THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE SUBJECT THE TEXAS-NEW MEXICO POWER COMPANY EASEMENT RECORDED IN VOLUME 1195, PAGE 165, DEED RECORDS, DENTON COUNTY, TEXAS TO THE BEST OF THE SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (Schedule B, Item 10g)

DENTON COUNTY, TEXAS

GENERAL NOTES

1. 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 OCTOBER 12, 2021.
2. ALL MONUMENTS SHOWN AS FOUND HEREON WERE CONTROLLING MONUMENTS USED IN THE FINAL BOUNDARY RESOLUTION AS SHOWN.
3. THIS SURVEY MAY OR MAY NOT COMPLY WITH CITY AND/OR COUNTY PLATTING REGULATIONS.

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 0115 G OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE OR FLOOD HAZARD BOUNDARY MAP BEARING A REVISED EFFECTIVE DATE OF APRIL 18, 2011.

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- ADJOINING PROPERTY LINE
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- PIPE FENCE
- OVERHEAD UTILITIES
- ⊙ = CAPPED IRON ROD SET MARKED "PLS INC"
- ⊙ = IRON ROD FOUND
- E.M. = ELECTRIC METER
- W = WATER METER
- = CONCRETE

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

SURVEYOR'S CERTIFICATION

This is to certify to Simmons Bank 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; the size, location and type of buildings and improvements 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.
JOE C. VAUGHN, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5926
OCTOBER 25, 2021
FIRM REGISTRATION NO. 10129300

REVISED: OCTOBER 28, 2021



PLEASE REFER TO BAR SCALE. DRAWING
MAY HAVE BEEN REDUCED OR ENLARGED.



1200 S. WOODROW LANE, SUITE 200 DENTON, TX 76205
PHONE 940-808-1191 FAX 940-808-1195

DRAWN BY:	NRL
CHECKED BY:	JCV
DATE:	10/25/21
SHEET:	1 OF 1
SCALE:	AS SHOWN

LAND TITLE SURVEY

1208 NORTH INDUSTRIAL BLVD.

LOT 4R1, BLOCK A
PILOT POINT INDUSTRIAL
FOUNDATION ADDITION, CITY OF PILOT POINT
DENTON COUNTY, TEXAS
1208 INDUSTRIAL BLVD