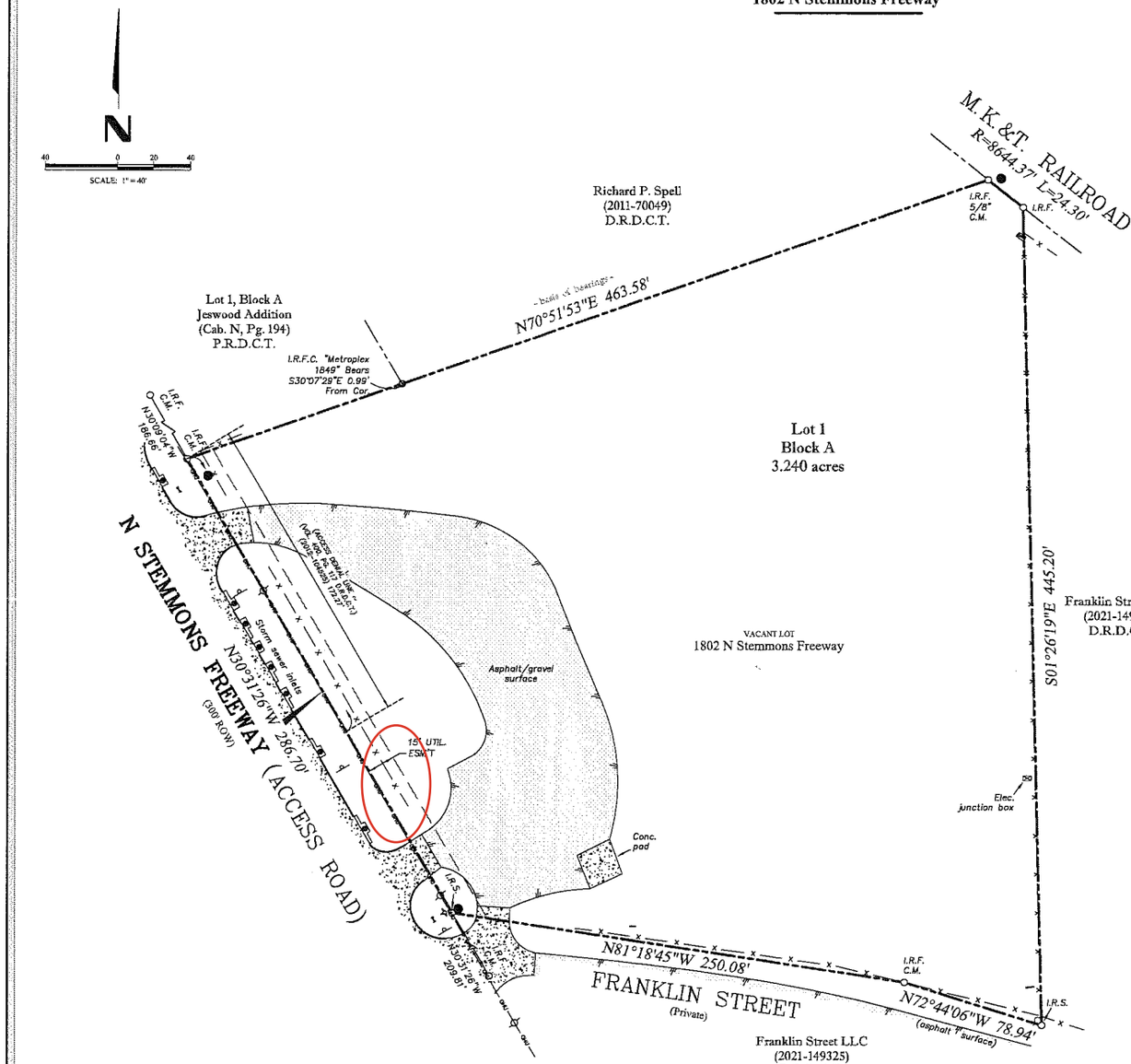
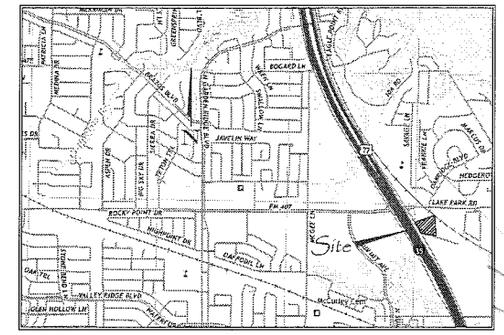
1802 N Stemmons Freeway





Vicinity Map ~ Not to scale

LEGEND:

	Power pole
	Elec. panel
	Elec. box
	San. sew. manhole
	Stm. sew. manhole
	Fire hydrant
	Water valve
	Sign

PROPERTY DESCRIPTION:
Lot One (1), Block A, Freedom Homes Addition, City of Lewisville, according to the plat thereof recorded in Cabinet I, Page 62, Plat Records, Denton County, Texas.

LEGEND:

- ~ Boundary Line
- ~ Overhead Utility Line
- ~ Fence Line

C.M. Controlling Monument
I.R.F. 1/2" Iron Rod Found (unless otherwise noted)
I.P.F. 1/2" Iron Pipe Found
I.R.S. 1/2" Iron Rod Set "Old Town Surveying" (blue cap)

Basis of Bearings: Bearings shown hereon are based on the above mentioned record plat unless otherwise noted.

1802 N Stemmons Freeway
Lewisville, Texas

Fidelity National Title
2750 Chisholm Drive, Suite 116
Flower Mound, Texas 75022
Ph.: 972.874.9198

FLOOD NOTE: It is my opinion that the property described hereon is not within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480195 0535 G, present Effective Date of map April 18, 2011, herein property situated within Zone "X" (Unshaded).

Fidelity National Title Co. G.F. No. FTDAL-20-9000202200644R

Fieldwork Date: 10/13/2022	*Party Chief: B.H.*
Job No.: 20221062	*Tech: TJ*

SURVEYORS CERTIFICATION:
The undersigned does hereby certify 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 of improvements, easements or rights of way that I have been advised of except as shown hereon. Use of this document is solely intended for the transaction reflected by the G.F. Number referenced hereon. Any other use is prohibited and at user's risk.

October 14, 2022

STATE OF TEXAS REGISTERED THOMAS WILLIAM MAUK 5119 PROFESSIONAL LAND SURVEYOR

Old Town Surveying, LLC
Professional Land Surveyors
810 Office Park Circle, Ste. 130, Lewisville, Texas, 75057
Ph. 469-293-8079 info@oldtownsurveying.com
TBPLS Number: 10194611

NOTE:
- Easement as recorded in Vol. 401, Pg. 373 is blanket in nature and includes subject property.
- Easement as recorded in Vol. 448, Pg. 458 does not affect subject property to the best of my knowledge.

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12/13/2022
12/13/2022