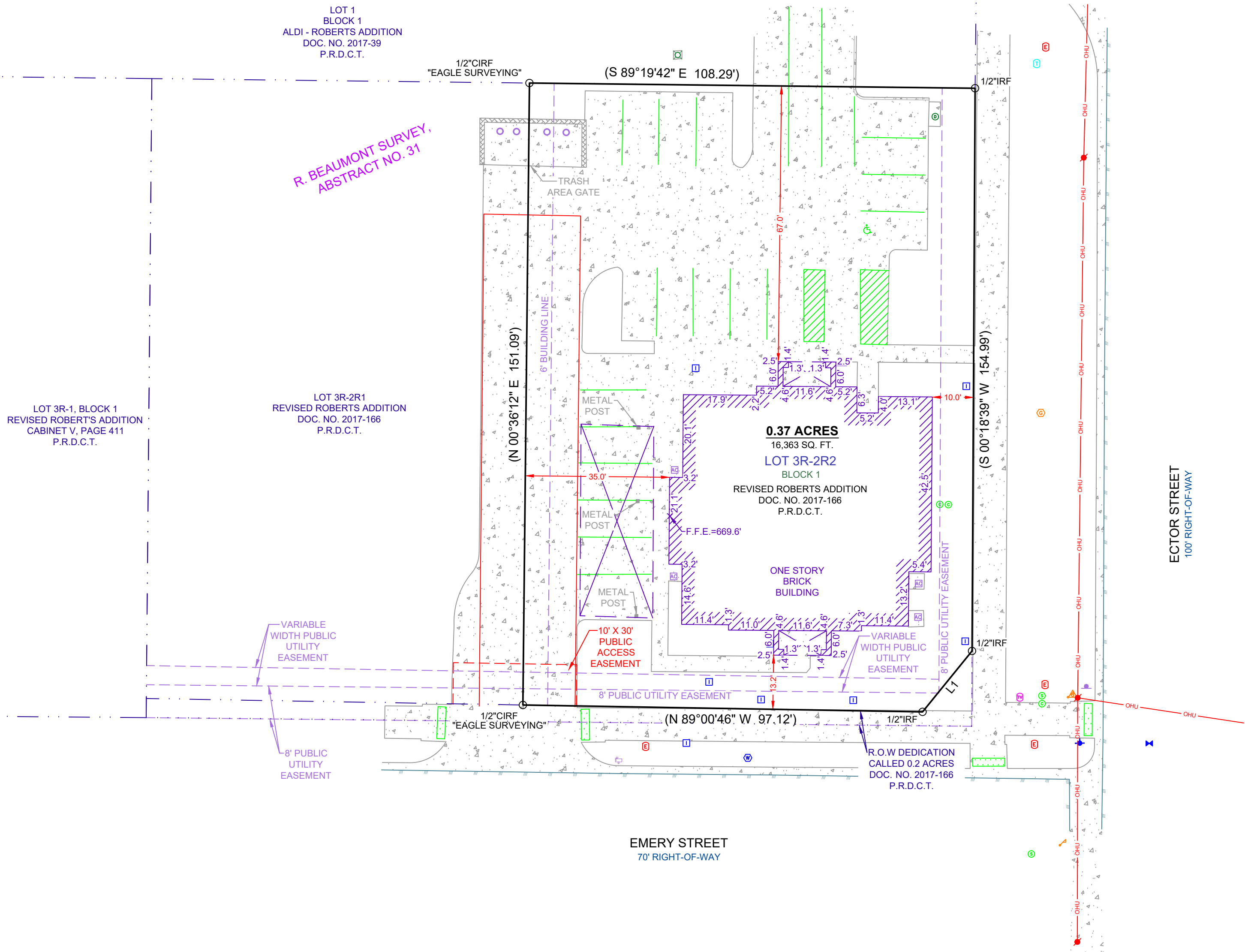
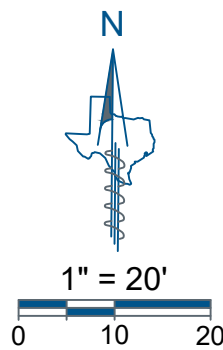


LAND TITLE SURVEY



LEGAL DESCRIPTION

Being Lot 3R-2R2, Block 1, of Revised Roberts Addition, an Addition to the City of Denton, Denton County, Texas, according to the Plat thereof recorded under Document Number 2017-166, Plat Records, Denton County, Texas.

SCHEDULE B EXCEPTIONS OF COVERAGE

Subject to the easements as shown on Schedule "B" of the title commitment provided by Fidelity National Title Insurance Company with G.F. No. KTGHV-26-1533 effective March 16th, 2026, issued March 27th, 2026 as listed below:

- 10(g.)** Easements, dedications, building lines and all other matters shown or stated on the plat recorded in/under Document No. 2017-166 Map Records of Denton County, Texas, including, but not limited to, the following:
4 foot public utility easement located along the South and 8 feet in width along the East lot line.
Variable width public utility easement located northerly of and adjoining the above mentioned 4 foot public utility easement along the South property line.
A 10 foot by 30 foot public access easement located at the southeasterly corner of the subject property.
AFFECTS AS SHOWN
- 10(h.)** Terms, conditions, and stipulations contained in that certain 30 foot building line located along the East line of the lot, per the restrictions, recorded in Volume 319, Page 158, Deed Records of Denton County, Texas.
DOES NOT AFFECT
- 10(i.)** Terms, conditions, and stipulations contained in that certain 40 foot building line located along the East line of the lot, per the restrictions, recorded in Volume 346, Page 427, Deed Records of Denton County, Texas.
DOES NOT AFFECT
- 10(j.)** Terms, conditions, and stipulations contained in that certain 40 foot building line located along the East line, 10 foot along any side line, 30 foot along the rear line of the lot, per the restrictions, recorded in Volume 443, Page 475, Deed Records of Denton County, Texas.
DOES NOT AFFECT

SURVEYOR NOTES

- This survey is certified to Fidelity National Title Insurance Company, Key Title Group DFW, Colo Development Partners, LLC & Scott Talbot, LLC and is only valid for G.F. No. KTGHV-26-1533 effective March 16th, 2026, issued March 27th, 2026.
- All building lines, setbacks, and easements shown hereon are by Document Number 2017-166, P.R.D.C.T. unless noted otherwise.
- The bearings shown on this survey are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
- Elevations shown on this survey are based on GPS observations utilizing the AllTerra RTK Network, North American Vertical Datum of 1988 (Geoid 18).
- This document represents an accurate on the ground survey of 2000 Emery Street in the City of Denton, Denton County, Texas, on March 31, 2026.

FLOOD NOTE

This property is located in **Non-shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 480194 as shown on Map Number 48121C0360G. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, please contact 1-(877) FEMA MAP.

ALTERATIONS AND ERRORS

This survey is the work product of the signing surveyor and may not be altered or modified in any manner, except by the signing surveyor. Any alteration or modification performed to this survey by any party except for the signing surveyor will be prosecuted to the fullest extent of the law. The surveyor will not be responsible to the client for any typos or errors for which a correction is not requested by the client within thirty days following the issuance of this survey.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 39°06'05" W	19.06'

JOB NUMBER
1608.027
DATE
04-03-2026
REVISION
-
DRAWN BY
AMC



Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

SURVEYORS CERTIFICATION
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.

Matthew Raabe
Matthew Raabe
R.P.L.S. # 6402
04-15-26



LEGEND									
	Electric Box		ADA Parking Space		Air Conditioning Unit		Boundary Monument		Building
	Power Pole		Storm Drain Manhole		Mail Box		Record Call		Cover
	Gas Utility Marker		Grate Inlet		Bollard		Capped Iron Rod Found		Concrete
	Gas Meter		Telecommunications Riser		Sign		Iron Rod Found		Metal
	Gas Test Station		Water Meter		Overhead Utilities		DOC. NO.		Document Number
	Sanitary Manhole		Irrigation Control Valve		Fire Lane Stripe		P.R.D.C.T.		Plat Records, Denton County, Texas
	Sanitary Clean Out		Cable Riser		Edge of Asphalt		R.O.W.		Right-of-way
									Ramp
									No Parking