

PROPERTY ADDRESS:
886 N MILL STREET, LEWISVILLE, Texas 75057
SURVEY NUMBER: 2104.3703

CERTIFIED TO:
FUNCTIONAL ESTHETICS, INC., FREEDOM TITLE - TITLE RESOURCES
GUARANTY COMPANY, WATERWOOD PROPERTIES, LTD., A TEXAS
LIMITED PARTNERSHIP

BUYER: FUNCTIONAL ESTHETICS, INC.

LENDER: WATERWOOD PROPERTIES, LTD., A TEXAS LIMITED PARTNERSHIP

TITLE COMPANY: FREEDOM TITLE

TITLE COMMITMENT: CLIENT FILE NO.: 21059705ND-VS

LEGAL DESCRIPTION:
LOTS 5B AND 5D, IN BLOCK A, OF THE REPLAT OF LOT 5, BLOCK A,
PRAIRIE MILL INDUSTRIAL PARK, AN ADDITION TO THE CITY OF
LEWISVILLE, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT
THEREOF RECORDED IN CABINET F, PAGE 289, OF THE PLAT RECORDS
OF DENTON COUNTY, TEXAS.

JOB SPECIFIC SURVEYOR NOTES
Surveyor did not abstract subject property. This survey was prepared with
information contained in Title Commitment GF No. 21059705ND-VS of
Freedom Title Company, effective date of 04/11/21, issued date of
04/21/21, and is subject to the limitations of that commitment.

DATE: 04/26/21 FIELD WORK DATE: 4/27/2021

REVISION DATE(S):
(rev.3 5/7/2021) (rev.2 5/3/2021) (rev.1 4/26/2021)

POINTS OF INTEREST

1) PLAT IS AMBIGUOUS.



SURVEYORS CERTIFICATE
The undersigned, being a
Registered Professional Land
Surveyor in the State of Texas,
does hereby certify that the
Plat or Survey hereon correctly
represents the results of an
actual survey made on the
ground under my direction and
meets the standards of practice
promulgated by the Texas Board
of Professional Engineers and
Land Surveyors.

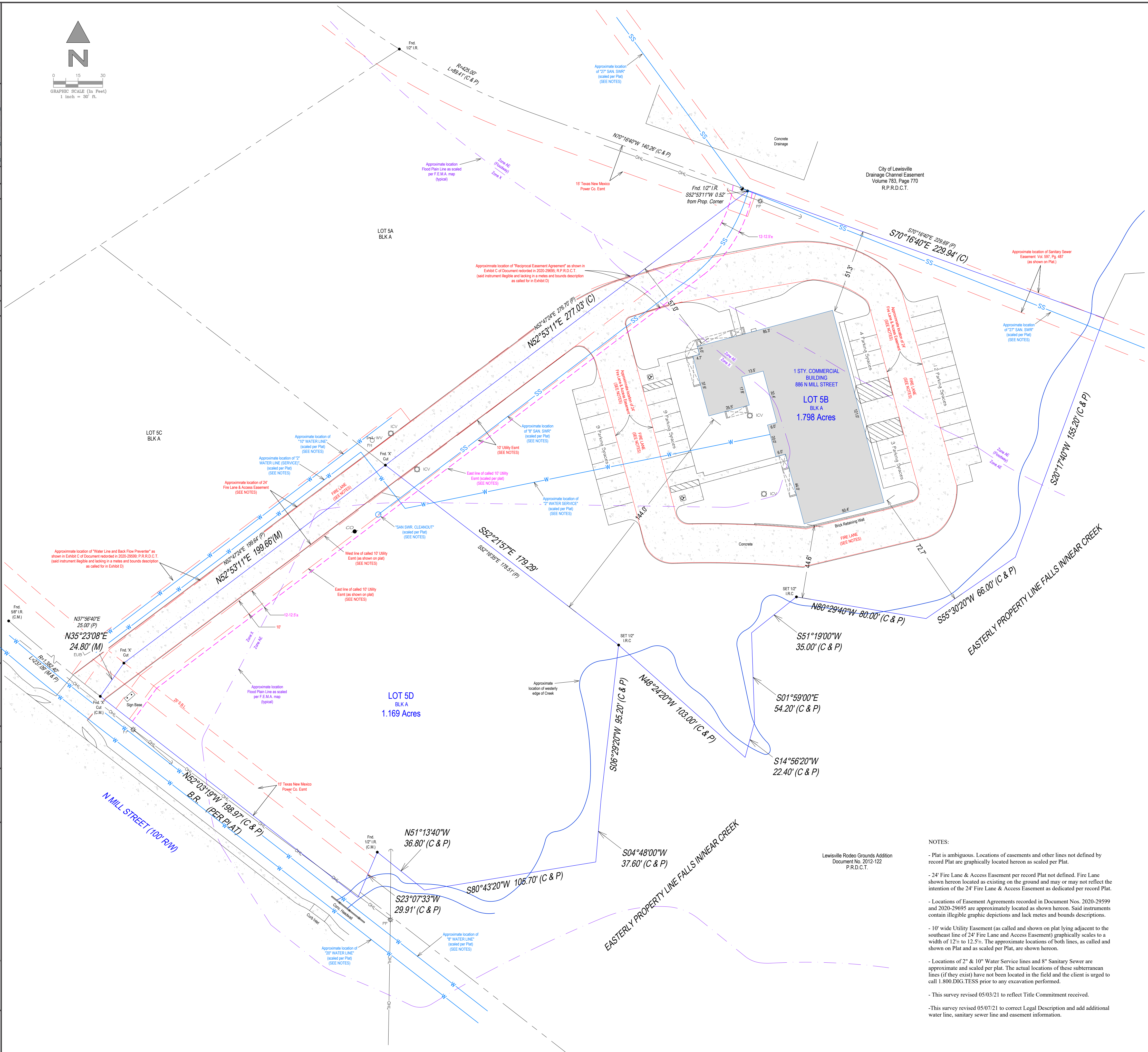
Paula Jufrica

Headquarter's Office
c: 866.735.1916 f: 866.744.2882
220 Elm St | Lewisville, TX 75057
Firm No: 10063800

Branch Office
c: 866.735.1916 f: 866.744.2882
11111 Richmond Ave, Suite 150 | Houston, TX 77082
Firm No: 10094522



www.exactalands.com | Office: 866.735.1916 Fax: 866.744.2882



NOTES:
- Plat is ambiguous. Locations of easements and other lines not defined by record Plat are graphically located hereon as scaled per Plat.
- 24' Fire Lane & Access Easement per record Plat not defined. Fire Lane shown hereon located as existing on the ground and may or may not reflect the intention of the 24' Fire Lane & Access Easement as dedicated per record Plat.
- Locations of Easement Agreements recorded in Document Nos. 2020-29599 and 2020-29695 are approximately located as shown hereon. Said instruments contain illegible graphic depictions and lack metes and bounds descriptions.
- 10' wide Utility Easement (as called and shown on plat lying adjacent to the southeast line of 24' Fire Lane and Access Easement) graphically scales to a width of 12.5± to 12.5±. The approximate locations of both lines, as called and shown on Plat and as scaled per Plat, are shown hereon.
- Locations of 2" & 10" Water Service lines and 8" Sanitary Sewer are approximate and scaled per plat. The actual locations of these subterranean lines (if they exist) have not been located in the field and the client is urged to call 1.800.DIG.TESS prior to any excavation performed.
- This survey revised 05/07/21 to reflect Title Commitment received.
- This survey revised 05/07/21 to correct Legal Description and add additional water line, sanitary sewer line and easement information.

- GENERAL SURVEYORS NOTES:**
- Unless otherwise noted, the Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
 - The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground findings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
 - Controlling Monuments ("CM") designated on the survey indicate the corners found or recovered and are the basis of the referenced bearing for this survey. Unless otherwise noted the bearings depicted hereon are based on the record map or plat.
 - If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection only. No excavation was performed to determine its location.
 - This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
 - Alterations to this survey map and report by other than the signing surveyor are prohibited.
 - Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
 - Unless otherwise noted "SIRC" indicates a Set Iron Rebar with Cap stamped LB# 10063800 or LB# 10194357, a minimum half inch in diameter and eighteen inches long.
 - If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Texas State Statutes 663.18. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor.
 - The symbols reflected in the surveyor's legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
 - Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
 - Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
 - The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
 - Due to varying construction standards, house dimensions are approximate and are not intended to be used for new construction or planning. Dimensions are in feet and decimals thereof.

SURVEYORS LEGEND:

LINE TYPES	ABBREVIATIONS	ME - Maintenance Easement
Boundary Line	(C) - Calculated	MES - Mitered End Section
Center Line	(D) - Deed	MF - Metal Fence
Chain Link or Wire Fence	(F) - Field	MH - Manhole
Easement	(M) - Measured	NR - Non-Radial
Edge of Water	(P) - Plat	NTS - Not to Scale
Iron Fence	(S) - Survey	NAVD88 - North American Vertical Datum 1988
Overhead Lines	A/C - Air Conditioning	NGVD29 - National Geodetic Vertical Datum 1929
Structure	AE - Access Easement	OG - On Ground
Survey Tie Line	ANE - Anchor Easement	ORB - Official Records Book
Vinyl Fence	ASBL - Accessory Setback Line	ORV - Official Record Volume
Wall or Party Wall	B/W - Bay/Box Window	O/A - Overall
Wood Fence	BC - Block Corner	O/S - Offset
	BFP - Backflow Preventer	OFF - Outside Subject Property
	BLDG - Building	OH - Overhang
	BLK - Block	OHL - Overhead Utility Lines
	BM - Benchmark	ON - Inside Subject Property
	BR - Bearing Reference	P/E - Pool Equipment
	BRL - Building Restriction Line	PB - Plat Book
	BSMT - Basement	PC - Point of Curvature
	C - Curve	PCC - Point of Compound Curvature
	CL - Center Line	PCP - Permanent Control Point
	C/P - Covered Porch	PI - Point of Intersection
	C/S - Concrete Slab	PLS - Professional Land Surveyor
	CATV - Cable TV Riser	PLT - Planter
	CB - Concrete Block	POB - Point of Beginning
	CH - Chord Bearing	POC - Point of Commencement
	CHIM - Chimney	PRC - Point of Reverse Curvature
	CLF - Chain Link Fence	PRM - Permanent Reference Monument
	CME - Canal Maintenance Easement	PSM - Professional Surveyor & Mapper
	CO - Clean Out	PT - Point of Tangency
	CONC - Concrete	PUE - Public Utility Easement
	COR - Corner	R - Radius or Radial
	CS/W - Concrete Sidewalk	R/W - Right of Way
	CUE - Control Utility Easement	D/W - Driveway
	CVG - Concrete Valley Gutter	DE - Drainage Easement
	D/W - Driveway	DF - Drain Field
	DE - Drainage Easement	DH - Drill Hole
	DF - Drain Field	DUE - Drainage & Utility Easement
	DH - Drill Hole	ELEV - Elevation
	DUE - Drainage & Utility Easement	EM - Electric Meter
	ELEV - Elevation	ENCL - Enclosure
	EM - Electric Meter	ENT - Entrance
	ENCL - Enclosure	EOP - Edge of Pavement
	ENT - Entrance	ESMT - Easement
	EOP - Edge of Pavement	EW - Edge of Water
	ESMT - Easement	EX - Excavation
	EW - Edge of Water	F/DM - Found Drill Hole
	EX - Excavation	FCM - Found Concrete Monument
	F/DM - Found Drill Hole	FF - Finished Floor
	FCM - Found Concrete Monument	FIP - Found Iron Pipe
	FF - Finished Floor	FIPC - Found Iron Pipe & Cap
	FIP - Found Iron Pipe	FIR - Found Iron Rod
	FIPC - Found Iron Pipe & Cap	FIRC - Found Iron Rod & Cap
	FIR - Found Iron Rod	FN - Found Nail
	FIRC - Found Iron Rod & Cap	FN&D - Found Nail & Disc
	FN - Found Nail	FR&D - Found Nail Road Spike
	FN&D - Found Nail & Disc	GAR - Garage
	FR&D - Found Nail Road Spike	GM - Gas Meter
	GAR - Garage	ID - Identification
	GM - Gas Meter	IE/EE - Ingress/Egress Easement
	ID - Identification	ILL - Illegible
	IE/EE - Ingress/Egress Easement	INST - Instrument
	ILL - Illegible	INT - Intersection
	INST - Instrument	IRRE - Irrigation Easement
	INT - Intersection	L - Length
	IRRE - Irrigation Easement	LAE - Limited Access Easement
	L - Length	LBE - Limited Buffer Easement
	LAE - Limited Access Easement	LE - Landscape Easement
	LBE - Limited Buffer Easement	LME - Lake/Landscape Maintenance Easement
	LE - Landscape Easement	LS# - License No. (Surveyor)
	LME - Lake/Landscape Maintenance Easement	MB - Map Book
	LS# - License No. (Surveyor)	
	MB - Map Book	

FLOOD ZONE INFORMATION:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X, X SHADED, AE, AND AE (FLOODWAY) PER 480195 0565G, DATED: 04/18/2011.