

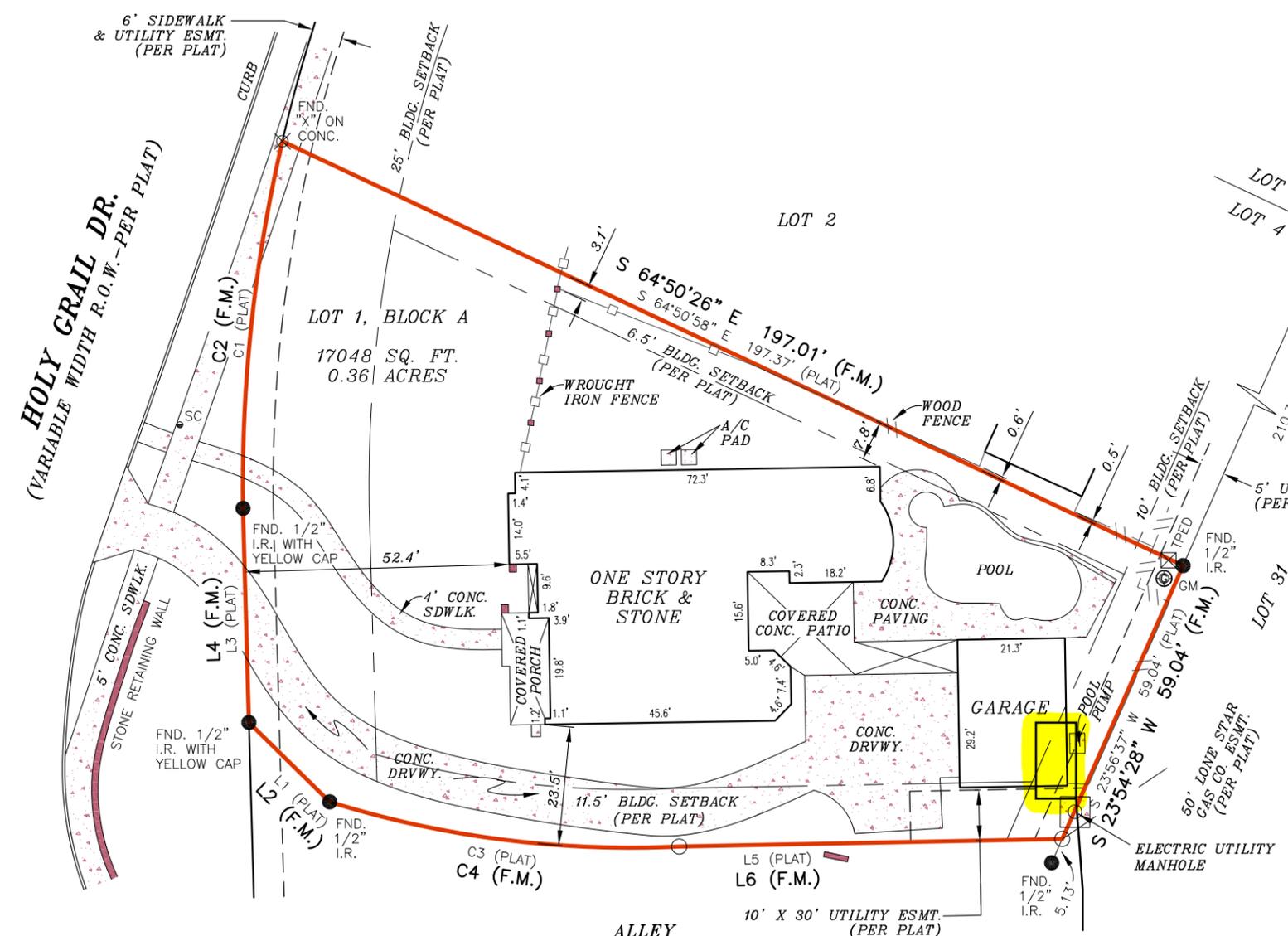
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	300.00'	73.37'	73.19'	N 05°54'53" E	14°00'45"
C2	300.00'	73.05'	72.87'	N 06°08'07" E	13°57'05"
C3	200.00'	69.81'	69.46'	N 81°05'30" W	20°00'00"
C4	200.00'	70.12'	69.76'	N 82°43'26" W	20°05'13"

LINE	BEARING	DISTANCE
L1	N 52°03'49" W	21.62'
L2	N 45°35'31" W	22.39'
L3	N 01°05'30" W	42.47'
L4	N 01°35'51" W	42.29'
L5	S 88°54'30" W	75.83'
L6	S 88°52'21" W	75.83'

LEGEND

These standard symbols will be found in the drawing.

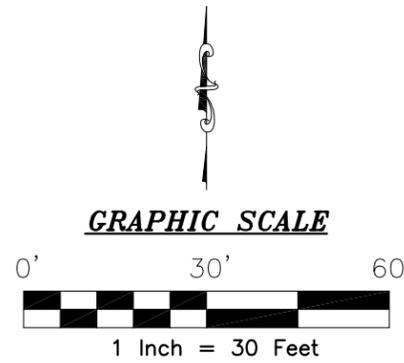
- BOUNDARY LINE
- - - - - EASEMENT LINE
- - - - - BUILDING SETBACK LINE
- - □ WROUGHT IRON FENCE
- /// /// WOOD FENCE
- ⊗ FOUND "X" ON CONCRETE
- CALCULATED POINT
- FOUND IRON ROD
- ⊗ TELEPHONE PEDESTAL
- ⊙ GAS METER
- SEWER CLEANOUT
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED



7 foot encroachment into the rear property setback

At date of this survey, the property is in FEMA designated ZONE X as verified by FEMA map Panel No: 48121C 0570 G effective date of APRIL 18, 2011. Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments. X _____

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.



SURVEYOR'S NOTE:
BASIS OF BEARING, TEXAS NORTH CENTRAL NAD 83.
THE SUBJECT LOT MAY BE SUBJECT TO THE EASEMENT(S) RIGHTS RECORDED IN VOLUME 410, PAGE 503, VOLUME 410, PAGE 505, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, SAID DOCUMENT(S) CONTAINS INSUFFICIENT INFORMATION TO DETERMINE THE RELATIONSHIP TO THIS LOT.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:
VOLUME 4078, PAGE 1029, VOLUME 4189, PAGE 1326, VOLUME 4078, PAGE 1041, VOLUME 4835, PAGE 1183, VOLUME 4897, PAGE 2864, VOLUME 4078, PAGE 1090, VOLUME 4189, PAGE 1323, VOLUME 5211, PAGE 255, CC# 2007-113886, CC# 2010-118600, CC# 2004-9909, CC# 2010-118596, CC# 2010-118597, CC# 2010-129513, CC# 2017-44752, CC# 2017-68334, CC# 2017-111290, CC# 2018-7887, CC# 2018-8448, CC# 2007-11696, CC# 2010-118598, CC# 2017-68157, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS.

I, DONALD EDWARD SMITH SR., a Registered Professional Land Surveyor in the State of Texas, do hereby certify to REPUBLIC TITLE OF TEXAS, INC. and BANK OF AMERICA N.A. ENTERPRISE CLOSING PROTECTION GOVERNANCE that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).
Borrower/Owner: LARRY HAMMER AND DENA M. LEONE
Address: 1213 HOLY GRAIL DR. GF No. 1018-271956-RTT
Legal Description of the Land: Being Lot 1, in Block A, of CASTLE HILLS, PHASE 1, SECTION A, an Addition to the extra-territorial jurisdiction to the City OF Lewisville, Denton County, Texas, according to the Plat thereof recorded in Cabinet P, Page 318, of the Plat Records of Denton County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: SEE LEFT...

PROPERTY PHOTOGRAPH:



FINAL "AS-BUILT" SURVEY

JOB NO.:	1903061055	NO.	REVISION	DATE
DATE:	03/28/19			
DRAWN BY:	MN/AR			
APPROVED BY:	DES			



DONALD EDWARD SMITH SR. R.P.L.S.
Registered Professional Land Surveyor
Registration No. 2465

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