



# NOTES:

- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- All original copies of survey maps and descriptions prepared by the surveyor and firm whose names appear hereon will contain an embossed surveyor's seal. Any map or description copy without that embossed seal is likely a copy not prepared in the office of the surveyor and may contain alterations or deletions made without the knowledge or oversight of the surveyor.
- According to Community/Panel No. 48121C0540 G, dated April 18, 2011, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (areas of minimal flooding). This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes.  
No flood zone area analysis has been performed by McAdams on the subject property.
- This survey was prepared in connection with the real estate transaction related to First National Title Insurance Company, G.F. No. 20-520854-FM, effective September 7, 2020. Any other use thereof is prohibited.
- Easement in favor of Texas Power & Light recorded in Volume 327, Page 600, Real Property Records, Denton County, Texas unable to locate due to vague description.
- Easement in favor of Texas Power & Light recorded in Volume 506, Page 263, Real Property Records, Denton County, Texas does not include subject property.
- Easement in favor of Texas Power & Light recorded in Volume 419, Page 30, Real Property Records, Denton County, Texas unable to locate due to vague description.
- Easement in favor of United States of America recorded in Volume 468, Page 541, Real Property Records, Denton County, Texas, includes any portion of land below the 572 contour mean sea level.
- Easement in favor of Texas Power & Light recorded in Volume 468, Page 127, Real Property Records, Denton County, Texas unable to locate due to vague description.

Being Lot 44, Block A of Point Noble, an Addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Cabinet M, Page 51, Plat Records, Denton County, Texas.

(Commonly known as 1501 Noble Way)



**SURVEY PLAT**  
**Lot 44, Block A**  
**POINT NOBLE**  
**1800 Acres**

In the  
**J. RUIZ SURVEY, ABSTRACT NO. 1064**  
**TOWN OF FLOWER MOUND**  
**DENTON COUNTY, TEXAS**



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DRAWN BY: SW DATE: 08/27/2020 SCALE: 1" = 80' JOB. NO. 2020310021