



NUM	BEARING	DISTANCE
L1	S 73°55'33" E	106.93'
L2	S 87°20'47" W	110.94'

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	10°18'58"	16.20'	90.00'	S 68°46'04" E	16.18'
C2	3°31'40"	100.64'	1634.46'	S 61°50'46" E	100.62'
C3	40°34'13"	162.86'	230.00'	S 80°22'02" E	159.48'
C4	6°20'40"	156.69'	1415.00'	N 76°10'31" E	156.61'
C5	5°22'02"	134.43'	1435.00'	S 76°39'50" W	134.38'
C6	40°34'13"	177.02'	250.00'	N 80°22'02" W	173.35'
C7	3°24'38"	96.10'	1614.46'	N 61°47'15" W	96.09'

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GPS observations.

TO THE LIENHOLDERS AND/OR THE OWNERS AND/OR PURCHASERS OF THE PREMISES SURVEYED AND TO PROVIDENCE TITLE:
I hereby certify that on the 6th day of February, 2025, this survey was made on the ground as per the field notes shown on this survey and is true, correct and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way easements and other matters of record of which I have knowledge or have been advised, whether or not of record, affecting the property. Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets or alleys by any improvements on the subject property and there are no conflicts or protrusions.
I further certify that only portion shown of subject property lies within a special flood hazard area according to the FLOOD INSURANCE RATE MAP for Denton County and Incorporated Area, Map Number 48121CO370G, dated April 18, 2011. (Subject property lies in Zone A and Zone X approximately as shown).

Jerald D. Yensan, Professional Land Surveyor
Texas R.P.L.S. No. 4561



SURVEY PLAT
11.769 ACRES IN THE
WILLIAM ROARK SURVEY A-1087
DENTON COUNTY, TEXAS

PURCHASER: S LANE RANCH, LLC.

LANDMARK
SURVEYORS, LLC.
TX FIRM REGISTRATION NO. 10098600

4238 I-35 NORTH
DENTON, TEXAS 76207
(940) 382-4016
FAX (940) 387-9784

B.L. = BUILDING LINE	CATV = CABLE TV BOX
CC/P = COVERED PATIO/PORCH	C/D = CONCRETE DRIVE
C/O = SANITARY SEWER CLEANOUT	C/P = CONCRETE PATIO/PORCH
C/W = CONCRETE SIDEWALK	D.E. = DRAINAGE EASEMENT
E.B. = ELECTRIC BOX	F.H. = FIRE HYDRANT
F.I.R. = FOUND IRON ROD	F.O.C. = FIBER OPTIC CABLE
G.W. = GAS LINE MARKER	L.P. = LIGHT POLE
P.P. = POWER POLE	S.S.M. = SANITARY SEWER MANHOLE
S.P. = SERVICE POLE	TEL. RED. = TELEPHONE BOX
STM. MH-STORM SEWER MANHOLE	W/M = WATER METER
W/D = WOOD DECK	W/V = WATER VALVE
W/V = WATER VALVE	OVERHEAD POWER LINE
FENCE	CH
DRAWN BY: BTH	PROVIDENCE TITLE G.F. 157000991
SCALE: 1"=100'	DATE: 06 FEBRUARY, 2025 JOB NO: 257827