



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

Lot 1, in Block A, of TRIFECTA ESTATES, an Addition to the Town of Bartonville, Denton County, Texas, according to the Plat thereof recorded in County Clerk's Document No. 2022-34, Plat Records of Denton County, Texas.  
(Commonly known as 2005 HIGH MEADOW COURT)

The plat hereon is a true and accurate representation of the property as determined by survey made on the ground, the lines and dimensions of said property as being indicated on the Plat. The size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of property except as shown, set back from the property lines is as shown, and the nearest street or road is shown. There are no visible encroachments, visible protrusions or apparent easements, except as shown on the Plat. I further certify that no portion of subject property lies within a special flood hazard area according to The FLOOD INSURANCE RATE MAP for Denton County and Incorporated Areas, Map Number 48121CO510G, Dated April 18, 2011. (Subject property lies in Zone X)

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

4238 I-35 NORTH DENTON, TEXAS 76207  
(940) 382-4016  
FAX (940) 387-9784  
PURCHASER: FOURTEEN DEVELOPMENT, LLC  
FREEDOM TITLE G.F. 23068696DN-CS

TX FIRM REGISTRATION NO. 10098600 DRAWN BY: SLB SCALE: 1"=40' DATE: 08 JULY, 2025 JOB NO: 237085

B.L. = BUILDING LINE  
CC/P = COVERED PATIO/PORCH  
C/D = 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  
GLM = GAS LINE MARKER  
L.P. = LIGHT POLE  
P.P. = POWER POLE  
S.P. = SERVICE POLE  
STM MH=STORM SEWER MANHOLE  
W/D = WOOD DECK  
W/V = WATER VALVE  
FENCE —X—  
CATV = CABLE TV BOX  
C/D = CONCRETE DRIVE  
C/P = CONCRETE PATIO/PORCH  
D.E. = DRAINAGE EASEMENT  
F.H. = FIRE HYDRANT  
FOC = FIBER OPTIC CABLE  
S.I.R. = SET CAPPED 1/2" RPLS 4561 IRON ROD  
SSMH = SANITARY SEWER MANHOLE  
TEL. PED. = TELEPHONE BOX  
W/M = WATER METER  
U.E. = UTILITY EASEMENT  
OVERHEAD POWER LINE —OH—