

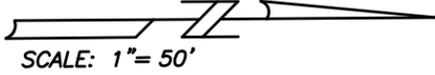
PROPERTY DESCRIPTION

Address: 1118 Vera Court, Being Lot 17, in Block A, of Eagle Ridge Addition, an Addition to the Town of Bartonville, Denton County, Texas, according to the Map/Plat thereof recorded in Document No. 2023-169, of the Map Records, of Denton County, Texas.

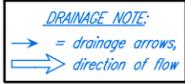


Roome
Land Surveying

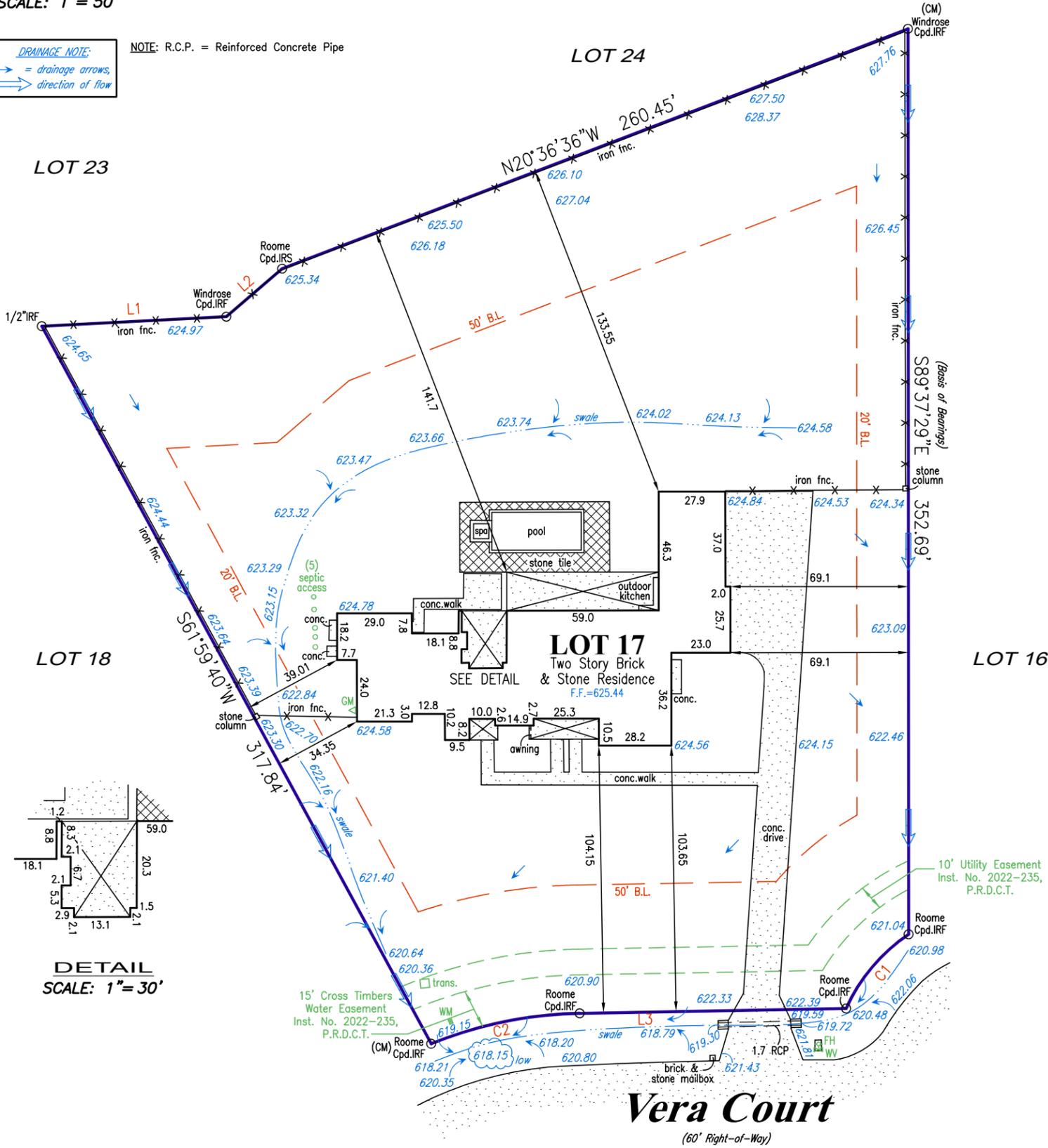
1255 W. 15th St., Suite 100
Plano, Texas 75075
Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com / Firm No. 10013100



SCALE: 1" = 50'



NOTE: R.C.P. = Reinforced Concrete Pipe



DETAIL
SCALE: 1" = 30'

| LINE | BEARING | DISTANCE | CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|------|-------------|----------|-------|---------|------------|--------------|---------------|-------------|
| L1 | N02°33'04"W | 171.76' | C1 | 70.00' | 38.25' | 37.78' | S49°35'27"E | 31°18'34" |
| L2 | N40°21'15"W | 28.62' | C2 | 160.00' | 59.19' | 58.85' | S11°13'14"E | 21°11'47" |
| L3 | S00°37'21"E | 103.51' | | | | | | |

LEGEND

| | | | | | | | |
|--------------------|--------------------|-------------|-------------------|--------------------|----------------|-----------------|-------------------|
| IRF=Iron Rod Found | IRS=Iron Rod Set | Cpd=Conrad | OH=Overhead Line | PP=Power Pole | LP=Light Pole | FH=Fire Hydrant | WM=Water Valve |
| GM=Cos Meter | B.L.=Building Line | HH=Handhole | adj.s.=Adjacent's | I.O.F.=Top of Form | Min.F.=Minimum | Finished Floor | F.P.=Finished Rod |
| | | | | | | | WH=Water Meter |
| | | | | | | | WH=Manhole |

NOTES: (1) Source bearing is based on recorded plat unless otherwise noted. (2) (CM) = Controlling monument. (3) Surveyor's signature will appear in red ink on original copies. (4) No part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map Number 48121C 0510G of the F.E.M.A. Flood Insurance Rate Maps for Denton County, Texas & Incorporated Area dated April 18, 2011. (Zone X). This statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can & will occur & flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. (5) Final grade assumed finished floor elevations are at the brick ledge. (6) Drainage arrows, if shown, were determined by elevations shown hereon. (7) Subject property is affected by any & all notes, details, easements & other matters, that are shown on or as part of the recorded plat. (8) Survey performed without a title commitment. There may be easements, or other matters, not shown.

CERTIFICATION
On the basis of my knowledge, information & belief, I certify to **Lingenfelter Custom Homes** that as a result of a survey made on the ground to the normal standard of care of Registered Professional Land Surveyors practicing in the State of Texas, I find the plat hereon is true, correct & accurate as to the boundaries of the subject property & if shown, location & type of buildings & visible improvements hereon.

Date: 09/08/2025 Revised: _____ Job No. ES750894

