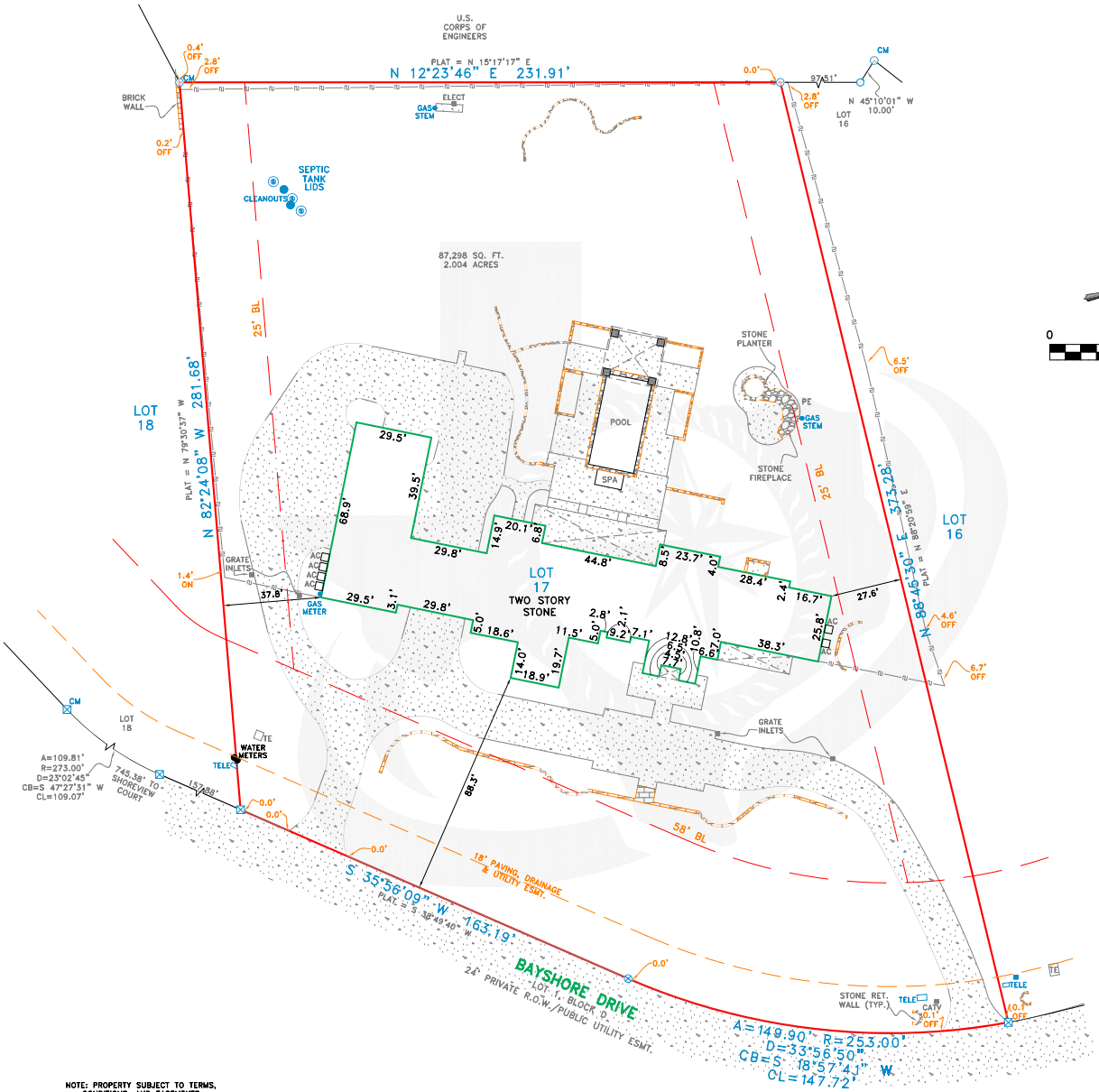
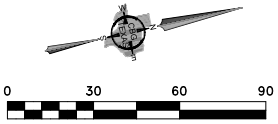


2105 Bayshore Drive

Being Lot 17, in Block A, of THE LANDING, an Addition to the Town of Flower Mound, Denton County, Texas, according to the Plat thereof recorded in Cabinet L, Slide 3, Plat Records, Denton County, Texas.



REPUBLIC TITLE®

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Elizabeth Jane Arleo & Sharron Lee MacDonald, and Republic Title Company, in connection with the transaction described in G.F. 1011-398809-RTT that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 23rd day of May, 2024

Registered Professional Land Surveyor

STATE OF TEXAS
REGISTERED
ABEL P. STENDAHL
6754
LICENSED
LAND SURVEYOR

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN: VOL. 4492, PG. 1714; CLERK'S FILE NO(S): 94-R0074678, 94-R0092155, 95-R0024823, 96-R0030201, 2007-52932, 2007-74441, 2012-39314, 2012-122675, 2017-19697, 2017-20786, 2021-169633

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY: VOL. 339, PG. 227; VOL. 339, PG. 243; VOL. 467, PG. 443

NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE

NOTES:
EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

NOTE: According to the F.I.R.M. in Map No. 48121C0520G ,this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE

REVISIONS		
DATE	BY	NOTES

LEGEND

- CM CONTROLLING MONUMENT
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- 1" IRON PIPE FOUND
- FENCE POST CORNER
- "x" FOUND / SET
- 5/8" ROD FOUND
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- POWER POLE
- PE - POOL EQUIPMENT
- COLUMN
- AC - AIR CONDITIONING
- FIRE HYDRANT
- OES - OES
- OHP - OHP
- POINT FOR CORNER
- GRAVEL/ROCK ROAD OR DRIVE
- ASPHALT PAVING
- CHAIN LINK FENCE
- WOOD FENCE
- 0.5' WIDE TYPICAL BARBED WIRE
- IRON FENCE
- PIPE FENCE
- COVERED PORCH,DECK OR CARPORT
- OVERHEAD ELECTRIC SERVICE
- OVERHEAD POWER LINE
- CONCRETE PAVING
- DOUBLE SIDED WOOD FENCE

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Firm No. 10194280
www.cbgtxllc.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 30'	5/23/2024	2408001	SEE CERT	WRV

FINAL SURVEY

THE LANDING

TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

2105 BAYSHORE DRIVE