

Surveyor's Notes:

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

Only above ground observable utilities were located. No underground utilities and/or subsurface improvements, if any, have been located.

No investigation has been made by this firm into current zoning requirements

This survey has been prepared without the benefit of a current title report. The property shown hereon may be subject to various easements and/or "Rights of Others". This survey is subject to revisions as such a report may reveal.

There are no visible conflicts or protrusions, except as shown. fences may be meandering.

All easements are per recorded plat unless otherwise noted

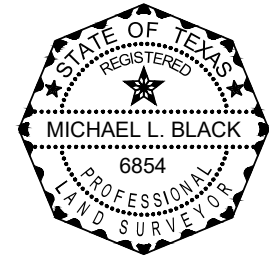
DESCRIPTION:

Lot 4, Block C, Hat Creek Estates, an Addition to the Town of Bartonville, Denton County, Texas, according to the map or plat thereof, recorded in Document No. 2017-260, Plat Records, Denton County, Texas.

SURVEYORS CERTIFICATION:

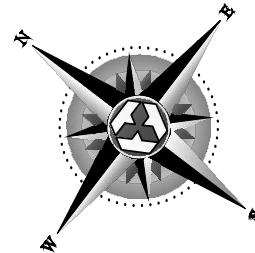
This is to certify that this map or plat and the survey on which it is based represents an on the ground survey conducted on January 16, 2025, and is true and correct to the best of my knowledge.

[Signature]
MICHAEL L. BLACK, RPLS 6854



**LAND TITLE SURVEY
1028 HAT CREEK RD.
BARTONVILLE, TX.**

	BOUNDARY LINE		MAIL BOX		FIBER OPTIC		ELECTRIC TRANSFORMER
	EASEMENT LINE		SANITARY SEWER CLEAN OUT		LIGHT POLE		CALC POINT
	BUILDING LINE		SANITARY SEWER MANHOLE		ELECTRIC METER		UTILITY EASEMENT
	WOOD FENCE		GAS METER		FIRE HYDRANT		BUILDING SETBACK LINE
	CONCRETE PAVEMENT		UTILITY POLE		WATER METER		1/2" IRON ROD W/ "TRINITY 6854" CAP SET
	STONE WALL		CABLE TV BOX		IRRIGATION VALVE		IRON ROD FOUND
	BUILDING / HOUSE		TELEPHONE BOX		WATER VALVE		IRON ROD W/ A CAP FOUND
	COVERED AREA / OVERHANG		ELECTRIC BOX		A/C UNIT		"X" CUT IN CONCRETE FOUND
			SIGN		MONUMENT SET		PLAT RECORDS, DENTON COUNTY, TEXAS
					MONUMENT FOUND		



4401 N. Interstate 35, #202 Denton, Texas 76201 FIRM # 10194687 Tel. No. (940) 293-3180

Scale 1" = 60'	Drawn by JP	Checked by TLS	Date 01/17/2024	Project No. 2025-002	Sheet No. 1 OF 1
-------------------	----------------	-------------------	--------------------	-------------------------	---------------------