

Lot **18** , Block **1B** , of PECAN SQUARE, PHASE 1B, an addition to the Town of Northlake, Denton County, Texas, as recorded in Document No. 2019-89, of the Plat Records of Denton County, Texas.

TRACT 1
PECAN SQUARE
PHASE 1, LLC
INST. NO. 2017-135086
O.R.D.C.T.

LOT 14

LOT 15

LOT 16

LOT 17

LOT 18
BLOCK 1B

LOT 19

18' ALLEY

N 89°37'53" E 52.15'

5' UE

5/8" CIRF(CM)
"KHA"

16°33'58"

23.76'

86.2'

175.80'

5.2'

11.0'

7.7'

28.7'

10.8'

48.8'

62.5'

5.2'

9.7'

1.0'

11.1'

2.5'

4.1'

7.5'

14.8'

15.4'

33.2'

20' BL

20.2'

5' UE

61.63'

5/8" CIRF
"KHA"

N 20°25'51" E

N 69°34'09" W

S 16°38'52" W (CONTROL BEARING)

CONC. ON

CABLE BOX

FNC. ON LINE

FNC. OFF

GAS METER

COV'D CONC. PATIO

TWO STORY BRICK HOUSE

COV'D CONC. PORCH

CONCRETE DRIVEWAY

3' CONC. WALK

AC

ELEC METER

5/8" CIRF(CM)
"KHA"

To the best of my knowledge and belief:

1) This survey was prepared in conjunction with a Title Commitment prepared by PGP Title, Inc. and Premier Land Title Insurance Company, GF No. 2019-89DT, Effective Date: 10/21/2019.

2) Subject to building lines and easements referenced and/or depicted in Document No. 2019-89, P.R.D.C.T. and the aforementioned Title Commitment.

3) Easements recorded in Vol. 401, Pg. 148, Vol. 2492, Pg. 123, and Vol. 5230, Pg. 4627, R.P.R.D.C.T., does not appear to affect the subject property, by visible surface evidence, at the time of this survey. However, no document(s) to extinguish these. They may still be in effect. Per the Document it appears to be along Mulkey Lane, FM No. 407, and may be a subsurface utility easement, at this time.

4) Easement recorded in Instrument No. 2019-51625, R.P.R.D.C.T., appears to deal with a mineral interest. No document has been located to extinguish it, thus it may be still in effect.

4) Subsurface structure(s), utilities, and easements are beyond the scope of this survey.

5) Terms, provisions, stipulations, conditions, restrictions, drainage, minerals, covenants, assessments, agreements, obligations, rights, privileges, ordinances, immunities, and/or liens are beyond the scope of this survey.



The Plot hereon is an accurate representation of the property as determined by a survey made on the ground under my direction and supervision on the date shown below, the lines and dimensions of said property being as indicated by the Plat, the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, except as shown, set back from the property lines the distances indicated and, that there are no encumbrances, easements, rights, or interests in said Plat. There are no apparent encroachments, conflicts, protrusions or apparent easements, except as shown.

SURVEY DATE: 09/15/2020

LEGEND

BL	= BUILDING LINE
UE	= UTILITY EASEMENT
DE	= DRAINAGE EASEMENT
PUE	= PUBLIC UTILITY EASEMENT
CM	= CONTROLLING MONUMENT
IRF	= IRON ROD FOUND
IRS	= IRON ROD SET
●	= IRON ROD
-X-	= FENCE
▲	= DIRECTION OF FLOW

SCALE: 1" = 20'

DRAWN BY: TLM

PH JOB # 6745-1B-18

BLS JOB # 20111204



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BEARING SOURCE

BEARINGS SHOWN HEREON ARE BASED ON THE
PLAT RECORDED IN DOC. 2019-89, P.R.D.C.T.

FLOOD CERTIFICATION

Subject property is located in Zone X (unshaded) according to the Flood Insurance Rate Map Community Panel Map # 48121C0505 G
Dated: April 18, 2011

"Zone X" (unshaded)
Areas determined to be outside the
0.2% annual chance floodplain.

Determination based on graphically scaling from the above listed map, only.

This flood statement does not
create liability on part of the
surveyor or surveying company.