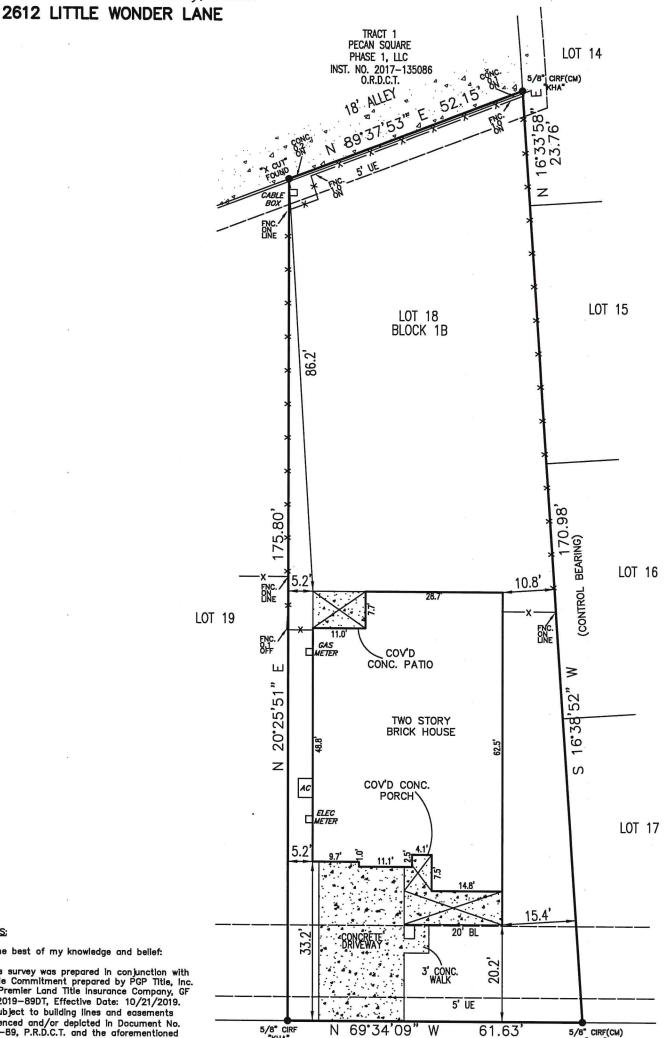
## PLAT SHOWING

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.





## NOTES:

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 my still be in affect. Per the Document it appears to be along Mulkey Lane, FM No. 407, and may be a subsurface utility easement, at this

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

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

OF

RICKY L. GENTRY

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 Plat 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 the distances from the nearest intersecting street or road is as shown on sold Plat. There are no apparent encroachments, conflicts, protrusions or apparent easements, except as shown."

IRS

SURVEY DATE:	09/15/2020
LEGEND BL = BUILDING LINE UE = UTILITY EASEMENT	SCALE: 1" = 20'
DE = DRAINAGE EASEMENT PUE = PUBLIC UTILITY EASEMENT CM = CONTROLLING MONUMENT IRF = IRON ROD FOUND IRS = IRON ROD SET	DRAWN BY: TLM
	PH JOB # 6745-1B-18

BLS JOB #

20111204

IRON ROD FENCE DIRECTION OF FLOW

=



**PULTE** 

Platting / Planning / Residential / Commercial

3970 SANDSHELL DRIVE FORT WORTH, TEXAS 76137 PHONE (817) 961-0082 FAX (817) 961-0086 FIRM REGISTRATION NO. 10183700

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 (unshoded) 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.