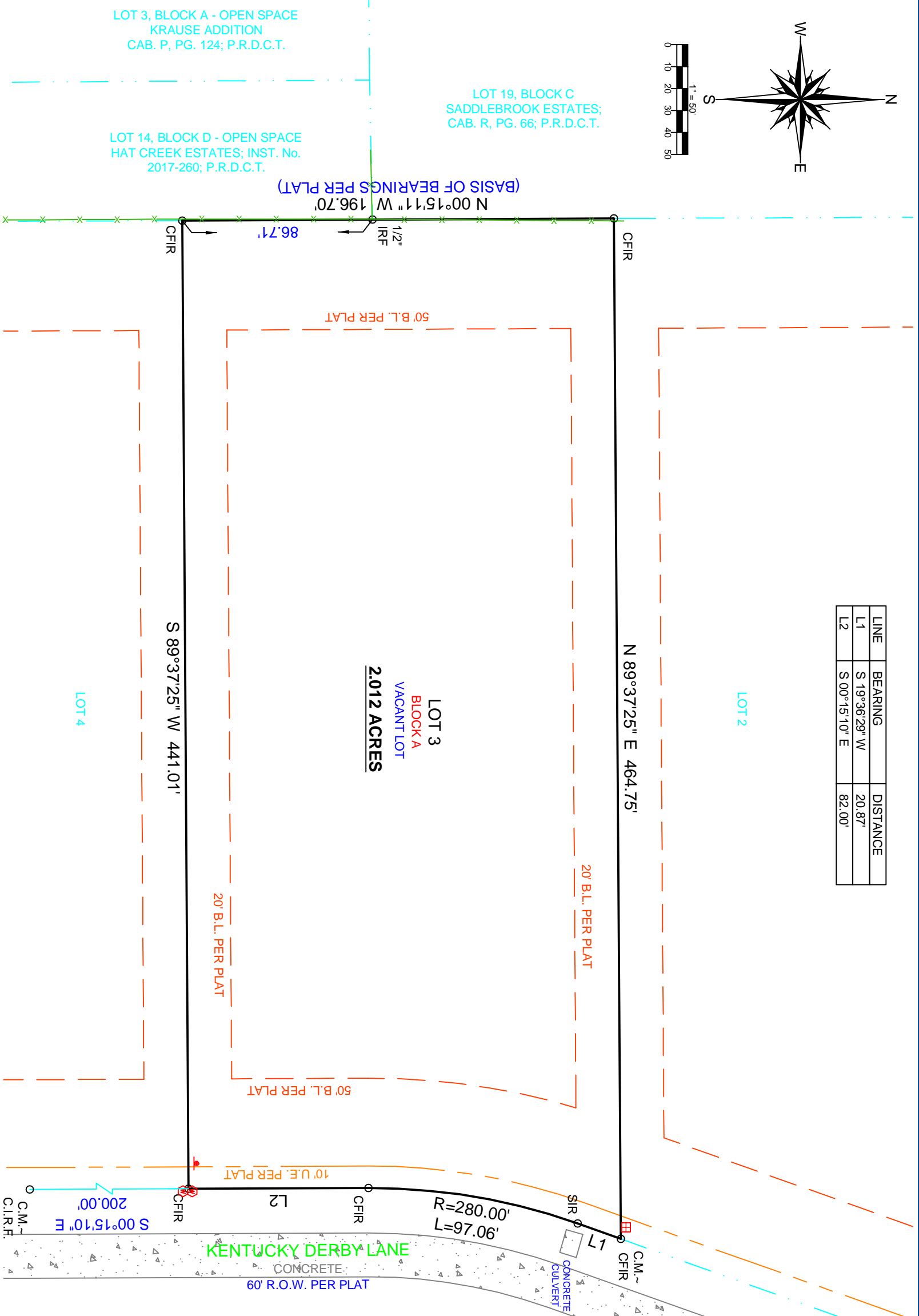
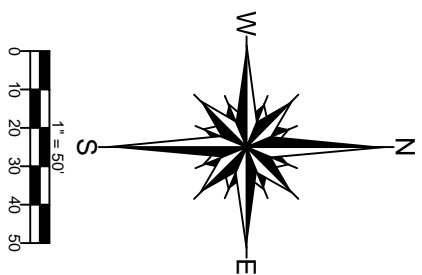


LINE	BEARING	DISTANCE
L1	S 19°36'29" W	20.87'
L2	S 00°15'10" E	82.00'



**LEGEND**

C.M.	= Controlling Monument	⊞	= Electric Transformer
CFIR	= Capped Iron rod stamped "WINDROSE"	⊙	= Electric Riser
FIR	= Found Iron Rod	⬇	= Buried Gas Line Sign
IRS	= 1/2" Capped Iron Rod Set	⬆	= Water Valve
B.L.	= Building Line	⬆	= Fire Hydrant
U.E.	= Utility Easement	⊗	= Water Meter
W.E.	= Water Easement	⊘	= Wire Meter
⊞	= Concrete	⊘	= Wood Fence

**TO ALL PARTIES DIRECTLY INTERESTED IN THE PREMISES SURVEYED**

I have this date directed a careful and accurate survey made on the grounds of the property located at 2702 Kentucky Derby Drive, in the Town of Bartonville, Denton County, Texas, being Lot 3, in Block A of HUDSON HILLS, an Addition to the Town of Bartonville, Denton County, Texas according to the Plat thereof recorded in County Clerk's Document No. 2022-32, Plat Records of Denton County, Texas.

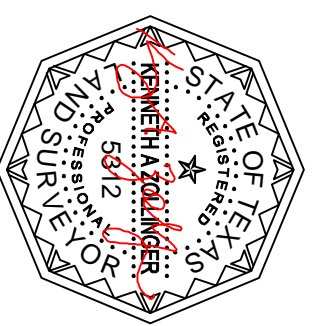
**FLOOD STATEMENT:** I have reviewed the F.E.M.A. Flood Insurance Rate Map for the Town of Bartonville, Community Number 481501 effective date 04-18-2011 and that map indicates as scaled, that this property is within "Non-Shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance floodplain" as shown on Panel 0510 G of said map.

**NOTE:** All bearings per Plat unless otherwise note and are based on the west line of Hudson Hills being North 00 degrees 15 minutes 11 seconds West, as shown on Plat of record.

**SURVEYORS CERTIFICATION**

Certified to: Title Resources (G.F. No. 22064577FM-CC) Pegasus Adair, LLC and Bartonville South 1031, LLC;

This survey correctly represents the results of an on-the-ground survey made under my direction and supervision on 07-14-2022, and substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey. There are no apparent encroachments, intrusions or protrusions except as shown hereon.



1720 WESTMINSTER  
DENTON, TX 76205  
(940)382-3446

JOB NUMBER: 220374  
DRAWN BY: SWIM  
DATE: 07-22-2022  
R.P.L.S.  
KENNETH A. ZOLLINGER

TX FIRM REGISTRATION # 10002100