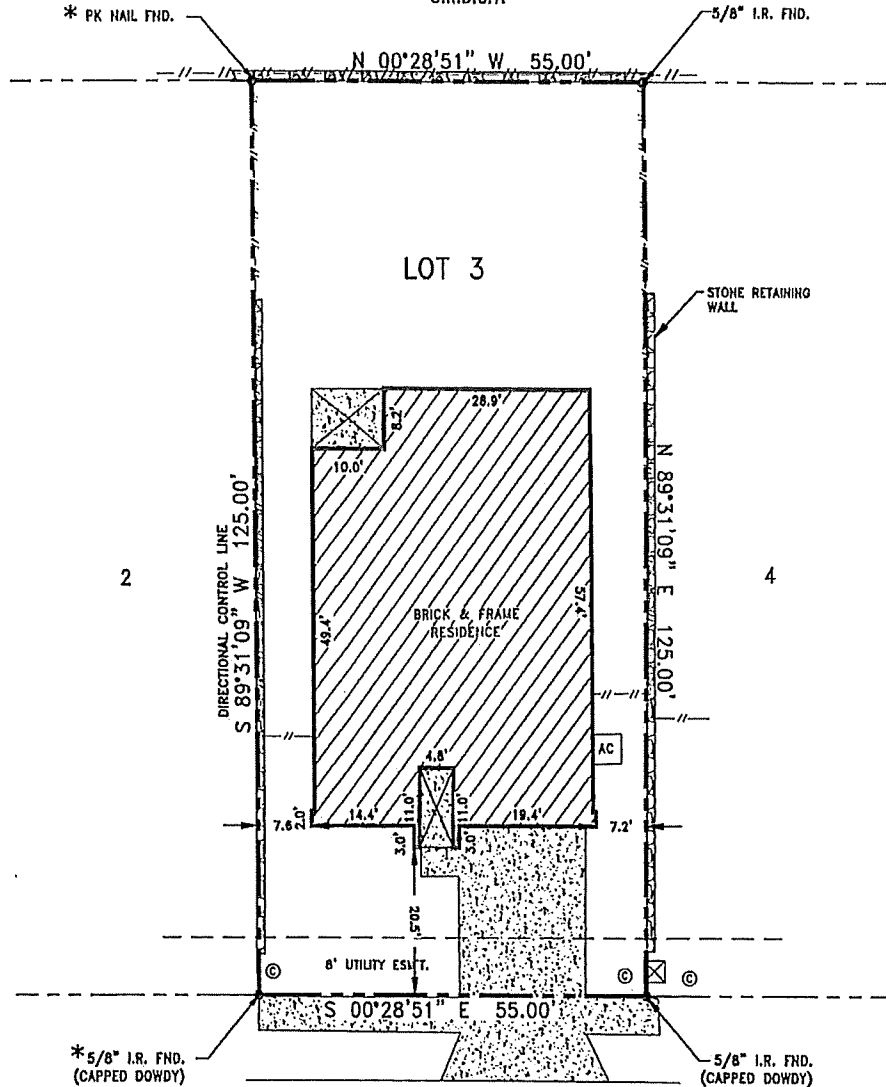


BUILDER: D.R. HORTON
TITLE CO: DHI GF# 519-220229156
DATE: 06-03-23

FORESTAR (USA) REAL
ESTATE GROUP INC.
DOC. NO. 2020-161598
O.R.D.C.T.



2304 BLACKCAP STREET
(55' R.O.W.)

SCALE: 1"=20' OR 5X14

UTILITY LEGEND	
GAS METER (G)	CABLE BOX (C)
TOL. PDS. (T)	ELEC. BOX (E)
FIRE HYDRANT (H)	TRANSFORMER (X)
LIGHT POLE (L)	SIGN (S)
WATER METER (W)	WAMPOL (W)
WATER VALVE (V)	AREA DRAIN (D)

NOTE: BASIS OF BEARINGS FOR THIS SURVEY FROM
DATA PROVIDED BY THE RECORDED PLAT.

NOTE: ALL LOTS, RIGHT-OF-WAYS, AND EASEMENTS SHOWN ARE
PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.

SUBJECT TO: RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B,
OF THE TITLE COMMITMENT REFERENCED BY O.F. NUMBER HEREON.

NOTE: HORIZONTAL CONTROL FOR THIS SUBDIVISION WAS ESTABLISHED BY DATA PROVIDED
BY THE PLATTING SURVEYOR AND VERIFIED BY DOWDY LAND SURVEYORS TO BE WITHIN
TOLERANCE. MISSING LOT CORNERS WILL BE REPLACED USING ESTABLISHED CONTROL.

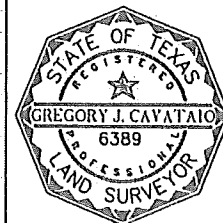
LEGEND	
WOOD PANEL FENCE	---//---
BARB/CHAINLINK FENCE	---X---
IRON FENCE	---o---
TELEPHONE	---T---
ELECTRIC	---E---
3"=CONTROL MONUMENT	---X---
WOOD	---X---
STONE	---X---
CONCRETE	---X---
ASPHALT	---X---

PROPERTY DESCRIPTION: Lot 3, Block F, Eagle Creek - Phase 1B, an Addition to the City of Denton, Denton County, Texas, according to the plat thereof recorded in Clerk's File No. 2022-393, Official Public Records, Denton County, Texas.

SURVEYOR'S STATEMENT: The undersigned Registered Professional Land Surveyor has prepared this survey for the exclusive use of the hereon named home builder and title company only. The undersigned acknowledges that this survey was conducted by the surveyor or under his supervision on the date shown hereon; this plat of survey and the property description set forth hereon are an accurate representation of facts found at the time of an actual on-the-ground survey; there are no visible, above ground encroachments, or protrusions, except as shown. The use of this survey by any parties other than those named above for any other purposes shall be at the user's own risk and any loss resulting therefrom shall not be the responsibility of the undersigned. Unauthorized use is not permitted without the express written permission of Dowdy Land Surveyors, Inc.



Gregory J. Cavataio
GREGORY J. CAVATAIO, R.P.L.S. No. 6389
DOWDY LAND SURVEYORS, INC.
6850 MANHATTAN BLVD. SUITE 310
FORT WORTH, TEXAS 76120
(817) 429-9898
T.B.P.L.S. FIRM NO. 100463-00



CHECKED BY: JJC

DRAWN BY: JJC

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