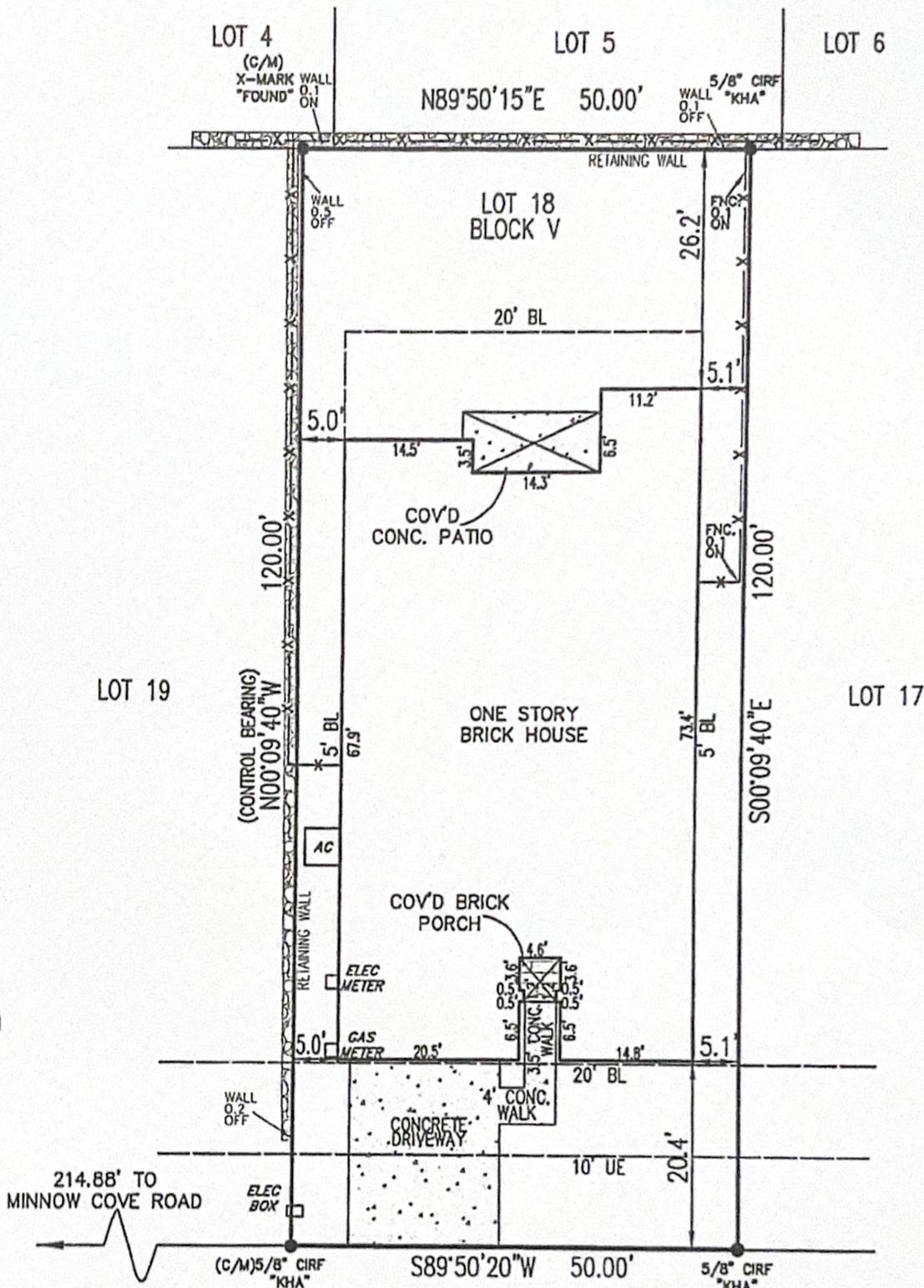


PLAT SHOWING

Being Lot 18, in Block V, WILDRIDGE, PHASE 6A, an Addition to Denton County, Texas, according to the Plat thereof recorded in County Clerk's File No. 2022-446, Plat Records, Denton County, Texas.
9317 SUNSET LANE



BEARING SOURCE
 BEARINGS SHOWN HEREON
 ARE BASED ON THE PLAT
 RECORDED IN CLERK'S
 FILE NO. 2022-446,
 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 #
 48121C0405 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 any
 liability on part of the
 surveyor and/or
 surveying company.

NOTES:

To the best of my knowledge and belief:

- 1) This survey was prepared in conjunction with and from a Title Commitment prepared by First American Title Guaranty Company, Title Commitment GF No. 1005-391142-RTT, Effective Date: 11/01/2023.
- 2) Subject to building lines and easements referenced and/or depicted in Clerk's File No. 2022-446, P.R.D.C.T., and the aforementioned Title Commitment.
- 3) Subsurface structure(s), utilities, and easements are beyond the scope of this survey.
- 4) 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.
- 5) Title Commitment, only, was addressed on 11/17/2023. No further boundary and/or field work has been done.

9317 SUNSET LANE
 50' R.O.W.



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

SURVEY DATE: 08-28-2023

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: PDS

PH JOB # AM-WILD6A-V-18

BLS JOB # 231821004

AMERICAN LEGEND



BARROW
 LAND SURVEYING

Platting / Planning / Residential / Commercial

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