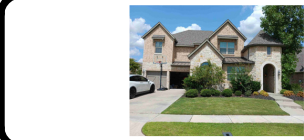


2421 Barton Creek Boulevard

Lot 22, Block F, Austin Waters East Phase II, an Addition to the City of The Colony, Denton County, Texas, according to the Map or Plat thereof recorded in Clerk's File No. 2016-235, of the Map and Plat Records, Denton County, Texas.

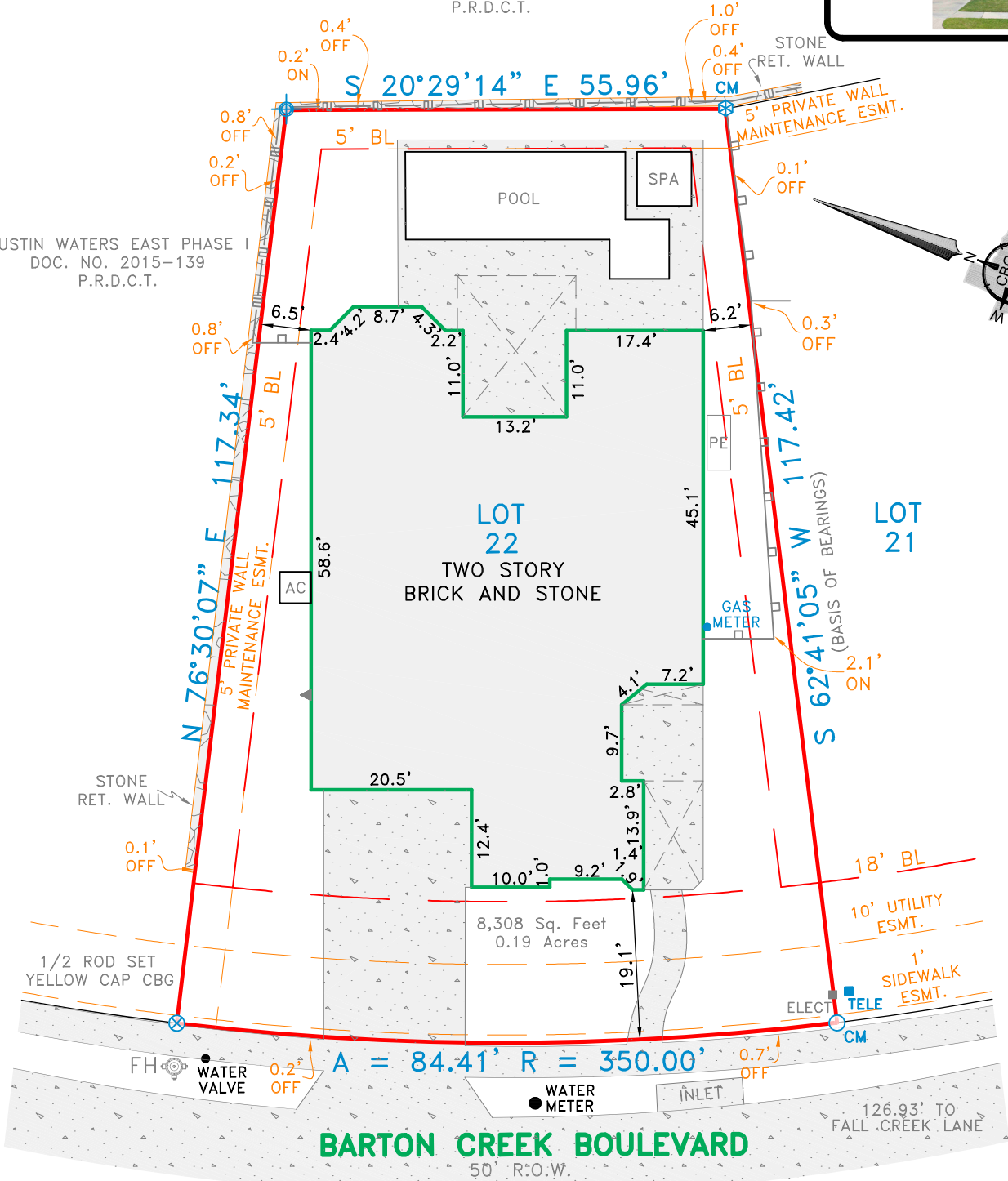
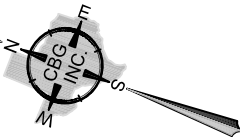


○ 1/2" ROD FOUND	□ FENCE POST FOR CORNER	TE TRANSFORMER PAD	LEGEND	—OHP— OVERHEAD ELECTRIC POWER	—///— PIPE FENCE	CONCRETE
⊗ 1/2" ROD SET	CM CONTROLLING MONUMENT	TELE TELEPHONE PEDESTAL	LP LIGHT POLE	—SSE— SANITARY SEWER EASEMENT	WOOD DECK	COVERED AREA
○ 1" PIPE FOUND	AC AIR CONDITIONER	▲ UNDERGROUND ELECTRIC	● POWER POLE	—UE— UTILITY EASEMENT	EDGE OF ASPHALT	BRICK
⊠ "X" FOUND/SET	PE POOL EQUIPMENT	△ OVERHEAD ELECTRIC	BL BUILDING LINE	—OES— OVERHEAD ELECTRIC SERVICE	EDGE OF GRAVEL	STONE
⊗ 5/8" ROD FOUND			AE AERIAL EASEMENT	WOOD FENCE 0.5' WIDE TYPICAL		
◆ MAG NAIL FOUND			— — — IRON FENCE			
■ COLUMN						



AUSTIN WATERS EAST PHASE I
DOC. NO. 2015-139
P.R.D.C.T.

AUSTIN WATERS EAST PHASE I
DOC. NO. 2015-139
P.R.D.C.T.



EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN 2005-134474, 2008-20959, 2012-144305, 2014-46088, 2014-46090, 2016-235, 2017-97858, 2020-213285 AND 2021-26815

UPDATE: ADDED NEW POOL/SPA AND EXTENDED CONCRETE AT THE BACK OF THE HOUSE, NEW POOL EQUIPMENT AND WOOD FENCE AT THE RIGHT SIDE OF THE HOUSE AND PROPERTY - SG 07/11/2025

NOTES:

NOTE: Bearings, easements and building lines are by recorded plat unless otherwise noted.

FLOOD NOTE: According to the F.I.R.M. No. 48121C0590G, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by National Title Lathram Pou and Associates. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as are indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: KLB/SG

Scale: 1" = 20'

Date: 07/10/2025

GF No.: 782501555

Job No. 1617337-05

CBG
SURVEYING TEXAS LLC

419 Century Plaza Dr., Ste. 210
Houston, TX 77073
P 214.349.9485
F 214.349.2216
Firm No. 10194280
www.cbgtxl.com



Accepted by: _____
Purchaser

Date: _____

Purchaser