

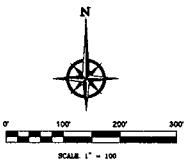


Control Number: 51824



Item Number: 2

Addendum StartPage: 0



AREA NOTE

The area (acres) shown herein is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerance that may be present due to positional accuracy of the boundary monuments in place.

REFERENCE BEARING NOTE

The bearings shown herein are Geodetic and are based upon GPS observations and measurement from the Town of Little Elm Geodetic Control Monument No. TLE-MON-1 of this Survey is the State Plane Coordinate System NAD 83, Texas North Central Zone (4202).

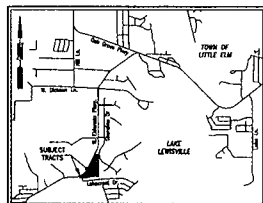
FLOOD ZONE NOTE

This Surveyor has reviewed Flood Insurance Rate Map No. 4816100415G (effective date April 16, 2011) published by the Federal Emergency Management Administration for Denton County, Texas and based upon said scaled map and graphic plotting, such review revealed that the subject parcels lie within "ZONE X" (Un-Shaded) and is outside of the 100 Year Flood Plain and is determined to be outside the 0.2% annual chance floodplain.

LEGEND

- 1/4" IRF UTILITY MARKER (above)
- 1/4" IRF DEGRADATION CONTROL VALVE
- 1/4" IRF ELECTRIC CONDUIT
- 1/4" IRF CUIV. ANCHOR
- 1/4" IRF POWER POLE
- 1/4" IRF ELECTRIC BOX/WEATHER (CB)
- 1/4" IRF TELEPHONE BOX
- 1/4" IRF TELEPHONE RESER
- 1/4" IRF ELECTRIC CONDUIT
- 1/4" IRF STONE COLUMN
- 1/4" IRF ROAD SIGN
- 1/4" IRF CORRUGATED METAL PIPE
- 1/4" IRF REINFORCED CONCRETE PIPE
- 1/4" IRF BOUNDARY LINE
- 1/4" IRF OVERHEAD POWER LINE
- 1/4" IRF STONE SILVER LINE (Various Sizes)
- 1/4" IRF FENCE LOT (Various)
- 1/4" IRF ASPHALT PAVEMENT

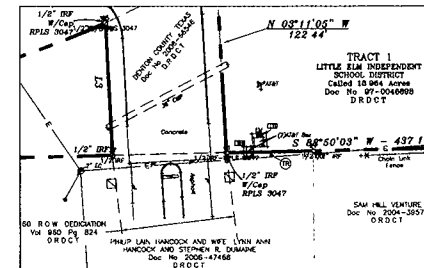
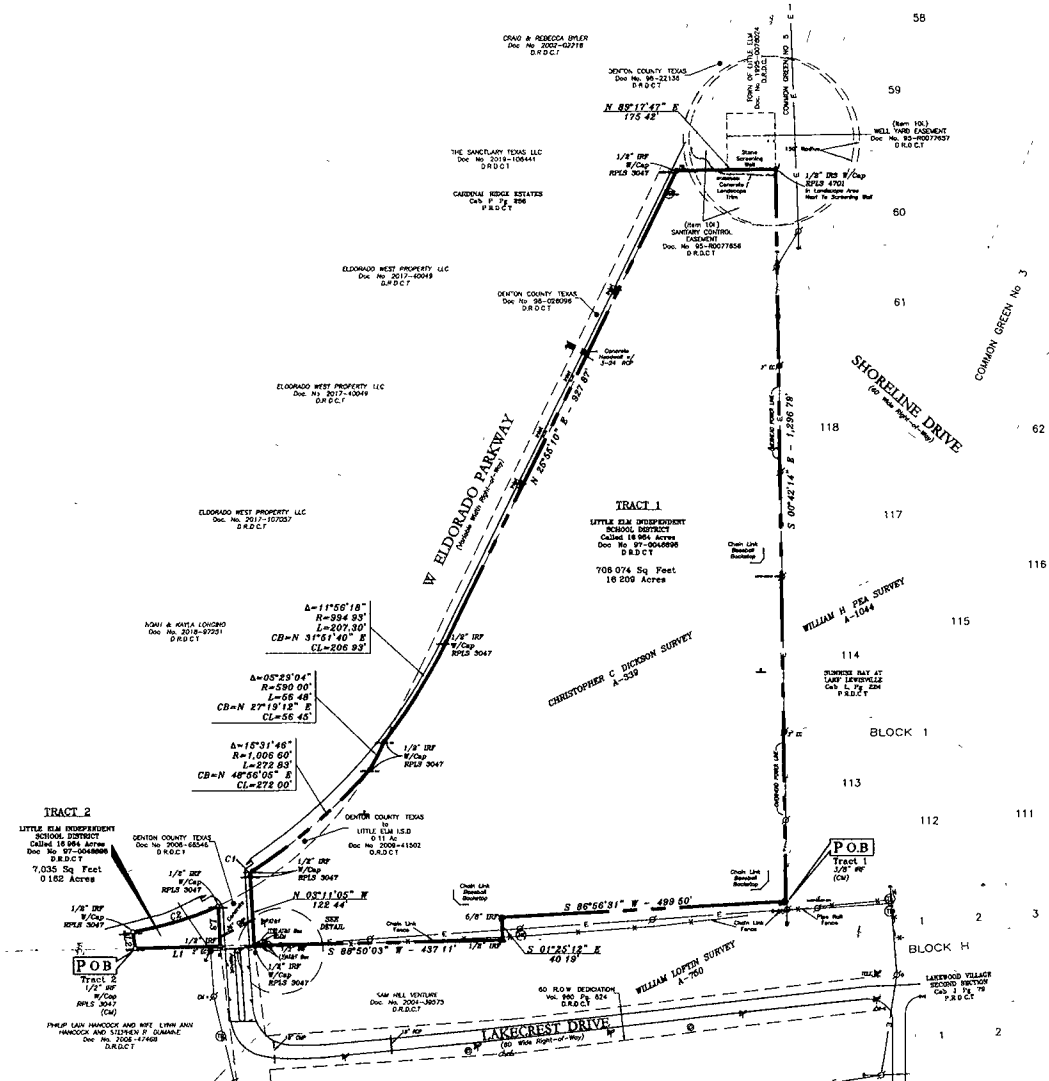
VICINITY MAP



ABBREVIATIONS

- POB = Point Of Beginning
- POB = Point Of Beginning
- Cab = Cabinet
- Vol = Volume
- Pg = Page
- Doc No. = Document Number
- DRDCT = Dead Records Denton County, Texas
- PRDCT = Plat Records, Denton County, Texas
- IRF = Iron Rod Found
- IRS = 1/4" Iron Rod Set with cap stamped "RPLS 4701" (Unless otherwise noted)
- CM = Controlling Monument

REVISION February 19, 2020 - Title Commitment Notes to reflect the newly updated Title Commitment



2021 MAR 10

CURVE TABLE

CHORD	PIVA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD BEARING
1	12.11	100.00	12.11	N 12.11° E	N 12.11° E
2	24.22	200.00	24.22	N 24.22° E	N 24.22° E

LINE TABLE

LINE	BEARING	DISTANCE
1	N 12.11° E	12.11
2	N 24.22° E	24.22

GENERAL NOTES

- At the time of this Survey, this Surveyor did not see any evidence of current earth moving work, building construction or building additions (ALTA, Table A, Item 16).
- There is currently No Proposed Changes to the right-of-way of W Eldorado Parkway (ALTA, Table A, Item 17).
- At the time of this Survey, this Surveyor did observe an encroachment of concrete landscape urn on the north end of Subject Tract 1 and a chain link fence and overhead power line crossing the southwestern end of Subject Tract 1 and an overhead power line crossing Subject Tract 2 as shown.
- At the time of this Survey, the Subject Tracts were vacant and un-improved. There is no buildings, party walls, pavement or striped parking spaces (ALTA, Table A, Items 7, 8, 9 & 10).
- The Subject Tracts are accessed from the public right-of-ways of W Eldorado Parkway and Lakeside Drive.
- This Surveyor did not observe any delineation(s) of wetlands staked or flagged on the Subject Tracts during the time of this Survey nor was this Surveyor provided any Environmental or Wetland Reports prepared by a qualified specialist (ALTA, Table A, Item 18).

ALTA/NSPS LAND TITLE SURVEY

16.209 Acres (Tract 1) & 0.162 Acres (Tract 2)

situated in the
Christopher C Dickson Survey, Abstract No. 339
City of Little Elm
Denton County, Texas

PROPERTY ADDRESS

Un-Assigned by the Denton County, Texas
at the time of this Survey
Denton County Appraisal District
Parcel No. 183783



RINGLEY & ASSOCIATES, INC.

SURVEYING • MAPPING • PLANNING
Texas Firm Registration No. 10063302
701 S. Tennessee - McKinney, Texas 75069
(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Hand Hand	01/30/20	1" = 100'	15095	15095-ALTA.DWG	1 of 2

Filing Party: **SAM HILL VENTURE**

Docket: **51824**

This filing contains Shapefiles.

For any questions, please contact Central Records at
(512)936-7180