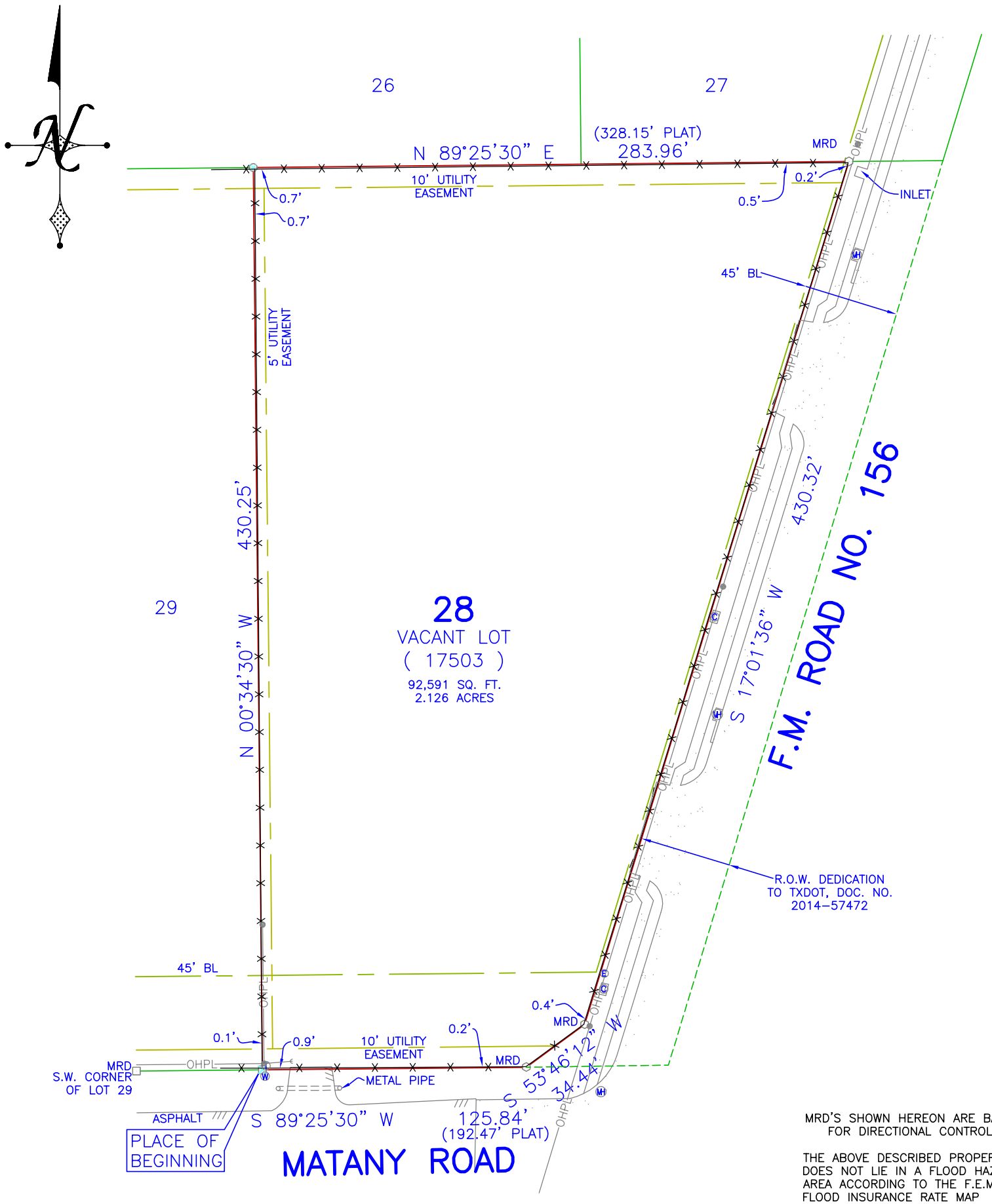

7509 PENNRIDGE CIRCLE
ROWLETT, TX 75088

FIRM REGISTRATION NO. 10194366

SURVEY PLAT

BURNS SURVEYING

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 17503 MATANY ROAD, in the city of JUSTIN Texas.

Being a part of Lot 28, of Hanby's View, an addition to the City of Justin, Denton County, Texas, according to the plat thereof recorded in Volume MC, Page 301, Plat Records, Denton County, Texas, and being more particularly described as follows:

Beginning at a Mag nail set in the North line of Matany Road, at the common Southerly corner of said Lot 28 and Lot 29, of said Hanby's View;

Thence North 00 deg. 34 min. 30 sec. West, a distance of 430.25 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RPLS 3691" set in the South line of Lot 26, at the common Northerly corner of said Lots 28 and 29;

Thence North 89 deg. 25 min. 30 sec. East, a distance of 283.96 feet to a TXDOT disc found in the present Northwest line of F.M. Road No. 156;

Thence South 17 deg. 01 min. 36 sec. West, along said Northwest line, a distance of 430.32 feet to a TXDOT disc found at the North corner of a corner clip;

Thence South 53 deg. 46 min. 12 sec. West, a distance of 34.44 feet to a TXDOT disc found in the said North line of Matany Road, at the South corner of said corner clip;

Thence South 89 deg. 25 min. 30 sec. West, along said North line, a distance of 125.84 feet to the PLACE OF BEGINNING and containing 92,591 square feet or 2.126 acres of land.

ACCEPTED BY: _____

FIDELITY NATIONAL TITLE COMPANY

PROPERTY SUBJECT TO
EASEMENTS & RESTRICTIONS
V. 510, P. 58; V. 404, P. 147;
V. 2021, P. 787;

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.

TITLE AND ABSTRACTING WORK FURNISHED BY FIDELITY NATIONAL TITLE

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

MRD'S SHOWN HEREON ARE BASIS FOR DIRECTIONAL CONTROL

THE ABOVE DESCRIBED PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48121C0495G, DATED 04/18/2011

Scale:	1" = 60'
Date:	05/14/2021
G. F. No.:	FT-24411-9001182100329
Job no.:	202104520
Drawn by:	TD

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR FIDELITY NATIONAL TITLE

LEGEND

WOOD FENCE	TEXT
CHAIN LINK	IMPROVEMENTS
IRON FENCE	BOUNDARY LINE
	EASEMENT SETBACK
WIRE FENCE	RESIDENCE

CM – CONTROLLING MONUMENT
MRD – MONUMENTS OF RECORD DIGNITY
1/2" IRON ROD FOUND
1/2" YELLOW-CAPPED IRON ROD SET
MAG NAIL SET
'X' FOUND
TXDOT DISC FOUND
PK NAIL FOUND

– CABLE	– ELECTRIC
– CLEAN OUT	PE – POOL EQUIP
– GAS METER	– POWER POLE
– FIRE HYDRANT	– TELEPHONE
– LIGHT POLE	– WATER METER
– MANHOLE	– WATER VALVE

(UNLESS OTHERWISE NOTED)

STATE OF TEXAS
REGISTERED
BARRY S. RHODES
3691
PROFESSIONAL
LAND SURVEYOR