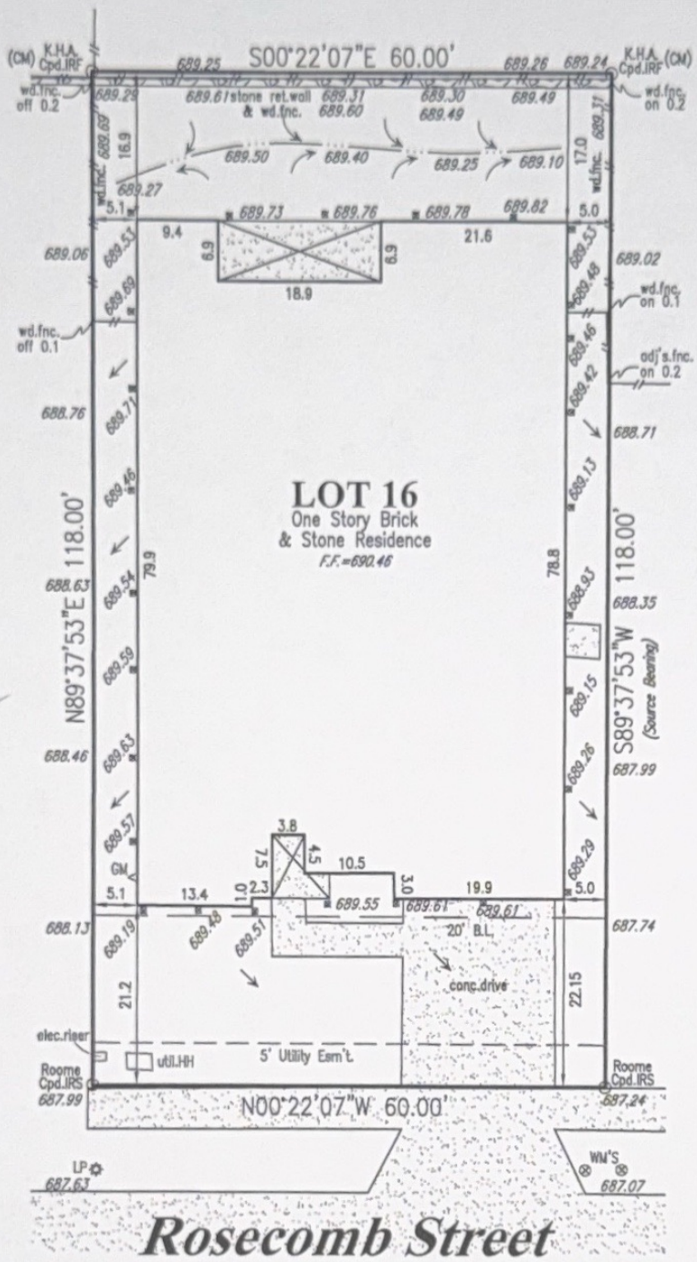
PROPERTY DESCRIPTION
Address: **301 Rosecomb Street, Lot 16, in Block 3T, of Pecan Square, Phase 3C,** a subdivision in Denton County, Texas, according to the map or plat thereof recorded in/under County Clerk's File No. 2023-140 of the Official Public Records of Denton County, Texas.

Roome
Land Surveying
2000 Avenue G, Suite 810
Plano, Texas 75074
Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com / Firm No. 10013100

SCALE: 1"= 20'



LEGEND
IRF=Iron Rod Found | IRS=Iron Rod Set | Cpd.=Capped | OH=Overhead Line | PP=Power Pole | LP=Light Pole | FH=Fire Hydrant | WV=Water Valve | WM=Water Meter
GM=Gas Meter | B.L.=Building Line | HH=Handhole | adj's.=Adjoiner's | T.O.F.=Top of Form | Min.F.F.=Minimum Finished Floor | F.P.=Finished Pad | MH=Manhole

NOTES: (1) Source bearing is based on recorded plat unless otherwise noted. (2) (CM) = Controlling monument. (3) Surveyor's signature will appear in red ink on original copies. (4) No part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map Number 48121C 0505G of the F.E.M.A. Flood Insurance Rate Maps for Denton County, Texas & Incorporated Area dated April 18, 2011. (Zone X). This statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can & will occur & flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. (5) Final grade assumed finished floor elevations are at the brick ledge. (6) Drainage arrows, if shown, were determined by elevations shown hereon. (7) Subject property is affected by any & all notes, details, easements & other matters, that are shown on or as part of the recorded plat and/or as part of a title commitment/survey request. (8) Property is subject to: (I) Easement, Right of Way and/or Agreement to HHS- Pecan Square Development, LLC, by instrument in/under Clerk's File No. 2021-160251. (II) Easement, Right of Way and/or Agreement to CND-Pecan Square II, LLC, by instrument recorded in/under Clerk's File No. 2021-160252. (III) Easement, Right of Way and/or Agreement to MHI Partnership, Ltd., by instrument recorded in/under Clerk's File No. 2021-160253. (9) The following does not affect subject property: (I) Easement to Denton County Electric Cooperative, Inc., d/b/a CoServ Electric, recorded in Volume 401, Page 132; Volume 402, Page 433; County Clerk's File No. 2019-79009; 2017-67053; 2023-26447. (II) Easement, Right of Way and/or Agreement to Lone Star Gas, by recorded in/under Volume 467, Page 236. (III) Easement to Pecan Square Phase 1, LLC recorded in County Clerk's File No. 2019-40962. (IV) Terms, provisions, conditions, easements contained in Declaration of Grading, Drainage, Utility and Landscape Easement, recorded in County Clerk's File No. 2017-134917; 2019-38939; 2020-121347.

CERTIFICATION
On the basis of my knowledge, information & belief, I certify to **Priority Title Company** that as a result of a survey made on the ground to the normal standard of care of Registered Professional Land Surveyors practicing in the State of Texas, I find the plat hereon is true, correct & accurate as to the boundaries of the subject property & if shown, location & type of buildings & visible improvements hereon.

STATE OF TEXAS
REGISTERED
CHAD SLEDGE
5733
PROFESSIONAL
LAND SURVEYOR

Date: 1/24/2024 Revised: _____ Job No. LB220579
Title commitment/Survey Request File No. 2216794 dated: 1/5/2023

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