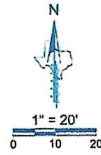
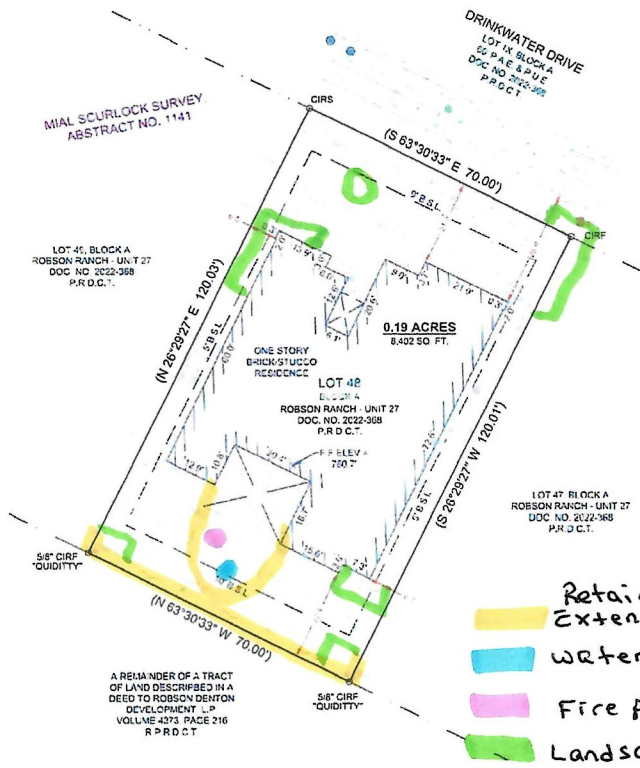


LAND TITLE SURVEY



LEGAL DESCRIPTION

Lot 48, in Block A, of Robson Ranch - Unit 27, an Addition to the City of Denton, Denton County, Texas, according to the Plat thereof recorded in County Clerk's Instrument No. 2022-368, Plat Records of Denton County, Texas.

FLOOD NOTE

This property is located in Non-Shaded Zone "X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 16, 2011 and is located in Community Number 480194 as shown on Map Number 48121C0355G. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, please contact 1-(877) FEMA MAP.

SCHEDULE B EXCEPTIONS OF COVERAGE

- Subject to the easements as shown on Schedule "B" of the title commitment provided by First American Title Guaranty Company with G.F. No. 25072628DN-KW as listed below:
- 10(a). Easement granted by R. Murray Johnson to Magnolia Petroleum Company, filed August 21, 1940, recorded in Volume 287, Page 109, Deed Records of Denton County, Texas, as affected by assignment to Magnolia Pipe Line Company by instrument filed March 26, 1958, recorded in Volume 436, Page 194, Deed Records of Denton County, Texas. DOES NOT AFFECT
 - 10(b). Easement granted by O. W. Myers and wife, Minnie A. Myers to Magnolia Petroleum Company, filed August 23, 1940, recorded in Volume 287, Page 131, Deed Records of Denton County, Texas, as affected by assignment to Magnolia Pipe Line Company by instrument filed March 26, 1958, recorded in Volume 436, Page 194, Deed Records of Denton County, Texas. As assigned to Panther Pipeline North Texas, Inc. by instrument filed February 13, 2003, recorded in Volume 5272, Page 73, Real Property Records, Denton County, Texas. DOES NOT AFFECT
 - 10(c). Easement granted by Murray S. Johnson to Southwestern Gas Pipeline, Inc., together with an unrecorded right of way agreement granted by Highland Park Presbyterian Church and Cal Farley's boys Ranch that gives Southwestern Gas Pipeline, Inc. the right to construct an additional pipeline within the area of the easement filed June 28, 1958, recorded in Volume 568, Page 314, Deed Records, Denton County, Texas. DOES NOT AFFECT
 - 10(d). Easement as shown in instrument from Murray S. Johnson to Mobil Pipe Line Company, dated August 1, 1968 and filed in Volume 570, Page 46, Deed Records of Denton County, Texas. DOES NOT AFFECT
 - 10(e). Easement as shown in instrument from Murray S. Johnson to Mobil Pipe Line Company, dated January 22, 1974 and filed in Volume 695, Page 492, Deed Records of Denton County, Texas. DOES NOT AFFECT
 - 10(f). Easement as shown in instrument from Murray S. Johnson to Southwestern Gas Pipeline, Inc., dated August 4, 1989 and filed in Volume 2625, Page 622, Official Public Records of Denton County, Texas. DOES NOT AFFECT
 - 10(g). Easement as shown in instrument from Jeanne R. Johnson, individually and as Ind. Executrix of the Estate of Murray S. Johnson to Mobil Pipe Line Company, dated May 21, 1990 and filed in Volume 2782, Page 940, Deed Records of Denton County, Texas. DOES NOT AFFECT
 - 10(h). Easement as shown in instrument from Jeanne R. Johnson, individually and as Ind. Executrix of the Estate of Murray S. Johnson to Mobil Pipe Line Company, dated May 21, 1990 and filed in Volume 2782, Page 942, Deed Records of Denton County, Texas. DOES NOT AFFECT
 - 10(i). Easement as shown in instrument from Robson Denton Development, LP., to Denton County, Texas, dated August 25, 2000 and filed in Volume 4661, Page 1349, Deed Records of Denton County, Texas. DOES NOT AFFECT
 - 10(j). Easement as shown in instrument from Robson Denton Development, LP., to The City of Denton, dated May 8, 2002 and filed in Volume 5081, Page 4441, Deed Records of Denton County, Texas. DOES NOT AFFECT
 - 10(k). Easement as shown in instrument from Robson Denton Development, LP., to The City of Denton, dated October 10, 2002 and filed in Volume 5189, Page 1159, Deed Records of Denton County, Texas. DOES NOT AFFECT
 - 10(l). Easement as shown in instrument from Robson Denton Development, LP., to The City of Denton, dated October 10, 2002 and filed in Volume 5189, Page 1189, Deed Records of Denton County, Texas. DOES NOT AFFECT
 - 10(m). Terms, provisions, and conditions of Sanitary Control Easement for Water Supply Well No. 1, No. 2 and No. 4 Robson Communities, Inc. recorded in Volume 4755, Page 498, refiled in Volume 5043, Page 136 and Volume 5094, Page 448; Volume 4755, Page 504, refiled in Volume 5043, Page 144 and Volume 5094, Page 463; Volume 4755, Page 501, refiled in Volume 5043, Page 128 and Volume 5094, Page 456, Real Property Records, Denton County, Texas. DOES NOT AFFECT
 - 10(n). Terms, Conditions, Provisions, easement restrictions, reservations, assessments and liens securing assessments as provided for in instrument recorded in Volume 4713, Page 1270, Official Public Records of Denton County, Texas; together with any and all filed amendments and/or supplements thereto. AFFECT, NO PLOTTABLE EASEMENTS

- Retaining wall
- Extended patio
- Water Feature
- Fire pit
- Landscaping Beds

SURVEYOR NOTES

1. This survey is certified to Freedom Title, LP, First American Guaranty Title Company, David N. Garland, Donna C. Garland & Robson Denton Development, LP, an Arizona limited partnership and is only valid for G.F. No. 25072628DN-KW
2. All building lines, setbacks, and easements shown hereon are by Document Number 2022-368, P.R.D.C.T., unless noted otherwise.
3. The bearings shown on this survey are based on GPS observations utilizing the AITerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
4. Elevations shown on this survey are based on GPS observations utilizing the AITerra RTK Network, North American Vertical Datum of 1988 (Goido 18).
5. Approximate locations of the Underground Utilities, if shown on this survey, were derived from above ground observations, Utility markings, and/or record documents. No excavation was performed on this site at the time of this survey. For the exact location of the Underground Utilities call 1-800-545-6005. Eagle Surveying, LLC accepts no liability as to the accuracy of the Underground Utilities.
6. All Capped Iron Rods Set are 1/2 inch with green plastic cap stamped "EAGLE SURVEYING".
7. This document represents an accurate on the ground survey of 10817 Drinkwater Drive in the City of Denton, Denton County, Texas, on April 17, 2025.

ALTERATIONS AND ERRORS

This survey is the work product of the signing surveyor and may not be altered or modified in any manner, except by the signing surveyor. Any alteration or modification performed to this survey by any party except for the signing surveyor will be prosecuted to the fullest extent of the law. The surveyor will not be responsible to the client for any typos or errors for which a correction is not requested by the client within thirty days following the issuance of this survey.

JOB NUMBER
2411.014-03
DATE
04/24/2025
REVISION
4/29/2025
DRAWN BY
CDT



Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

SURVEYOR'S CERTIFICATION
This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition II, Land Title Survey.
Matthew Razzie
Matthew Razzie
R.P.L.S. # 6402 04-29-25



LEGEND			
	Drinkwater		Sublot
	Water Meter		Setback
	Boundary Monument		Building Setback Line
	Right of Way Easement		Curved Iron Rod Set
	Private Access Easement		Caspary Iron Rod Set
	Utility Easement		Finished Floor
	Easement		Document Number
	Easement		Plat Record
	Easement		Real Property Records

Donna C. Garland
 04/30/2025