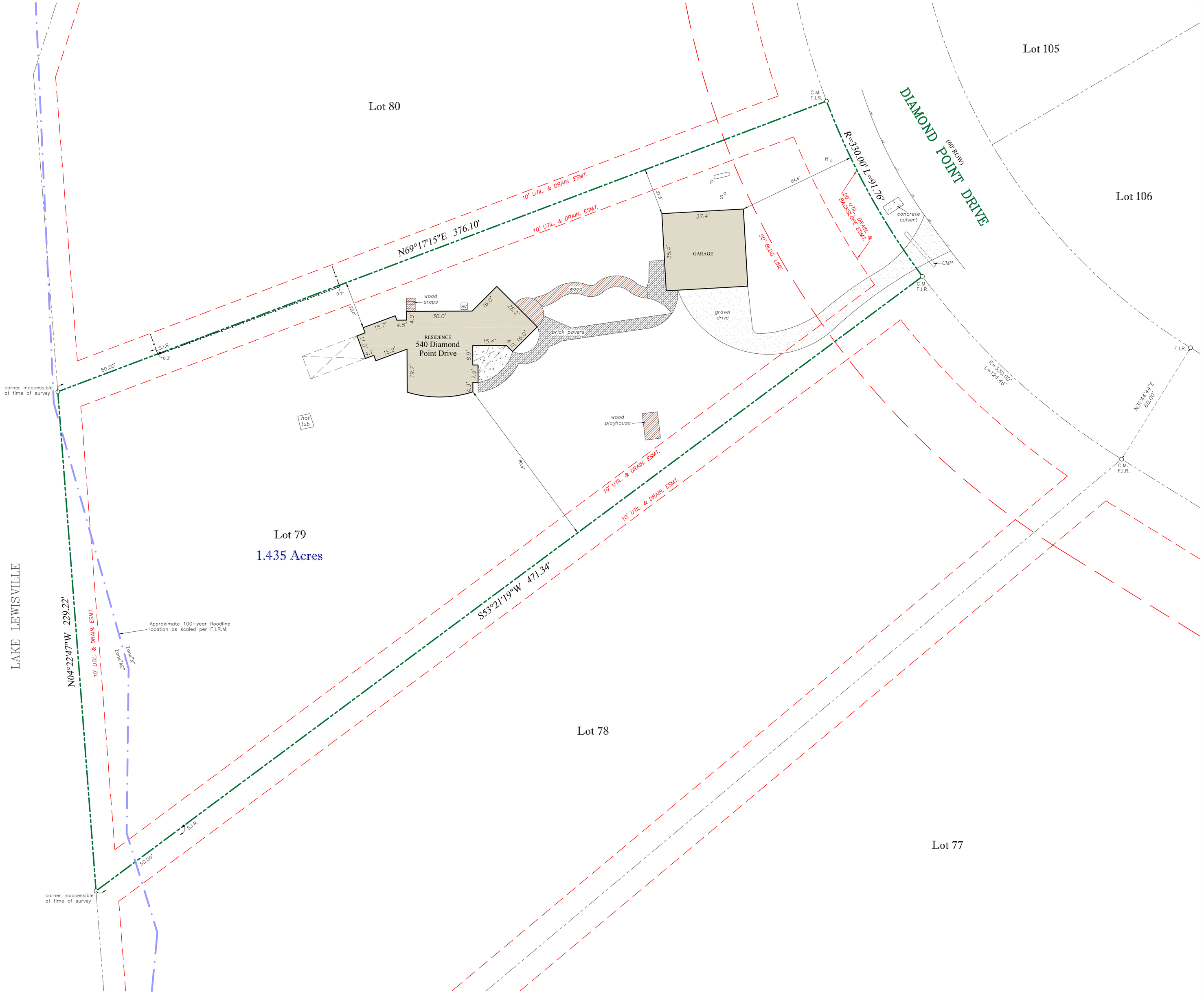
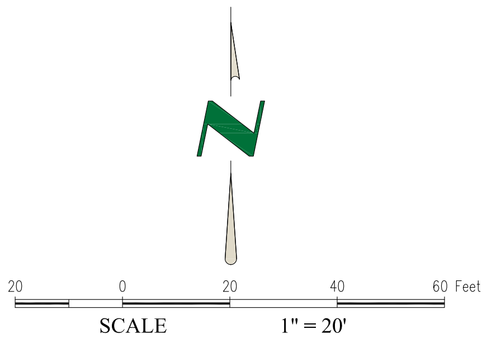
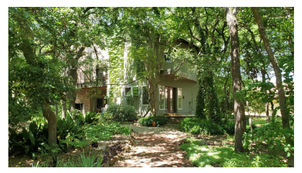




Note: CM's shown hereon are the basis for directional control.

LEGEND

X	FENCE		WATER METER
OH	OVERHEAD UTILITY		WATER VALVE
	POWER POLE	R	UTILITY RISER
	LIGHT POLE	S	SEPTIC TANK LID
	GUY WIRE(S)	P	PROPANE TANK
F.I.R.	FOUND IRON ROD		
S.I.R.	SET IRON ROD		GAS METER
TXDOT MON.	TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT	CMP	CORRUGATED METAL PIPE
F.C.P.	FENCE CORNER POST		
F.I.P.	FOUND IRON PIPE		CONCRETE
	FIRE HYDRANT		EDGE OF ASPHALT
AC	AIR CONDITIONING UNIT		COVERED AREA
SSMH / STMH	SANITARY SEWER MANHOLE / STORM MANHOLE		NOTE: ALL IRON RODS FOUND ARE 1/2" UNLESS OTHERWISE NOTED. ALL IRON RODS SET ARE 1/2" WITH YELLOW CAP STAMPED "ARTHUR SURVEYING COMPANY"



540 Diamond Point Drive
Oak Point, Texas

Note: This survey was prepared without the benefit of a title search, therefore no search of recorded easements was performed on subject property.

PROPERTY DESCRIPTION: Lot 79 in EMERALD SOUND AT LAKE LEWISVILLE, SECTION ONE, an addition to the City of Oak Point, Denton County, Texas, according to the Map or Plat thereof recorded in Cabinet I, Slides 299 thru 302, Plat Records, Denton County, Texas.

SURVEYORS CERTIFICATION: The undersigned does hereby certify to Michael Birze that this survey was this day made on the ground of the property legally described hereon and is correct, and to the best of my knowledge, there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way that I have been advised of except as shown hereon. The bearings shown hereon are based on the above referenced recorded map or plat unless otherwise noted.

FLOOD NOTE: It is my opinion that the property described hereon is partially within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480774 0385 G, present effective date of map, April 18, 2011, herein property situated within Zone "X" (Unshaded) and Zone "AE".

P.C. / Tech: J.B. / C.M. DATE: 05-04-2020 SCALE: 1"=20' ASC NO.: D2004.7109

ARTHUR
LAND SURVEYING
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Ph. 972.221.9439 - TFRN# 10063800
arthursurveying.com Established 1986

STATE OF TEXAS
REGISTERED
THOMAS WILLIAM MAUK
5119
LICENSED
LAND SURVEYOR