


NOTE: SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GPS observations.

Lot 10, in Block A, of HILLTOP ESTATES, an Addition to Denton County, Texas, according to the Plat thereof recorded in Doc. No. 2021-470, Plat Records of Denton County, Texas. (Commonly known as 9714 BREEZE WAY)

The plat hereon is a true and accurate representation of the property as determined by survey made on the ground, the lines and dimensions of said property as being indicated on the Plat. The size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of property except as shown, set back from the property lines is as shown, and the nearest street or road is shown. There are no visible encroachments, visible protrusions or apparent easements, except as shown on the Plat. I further certify that no portion of subject property lies within a special flood hazard area according to The FLOOD INSURANCE RATE MAP for Denton County and Incorporated Areas, Map Number 48121CO370G, Dated April 18, 2011. (Subject property lies in Zone X)


 Jerald D. Yensan, Professional Land Surveyor
 Texas R.P.L.S. No. 4561

4238 I-35 NORTH
 DENTON, TEXAS 76207
 (940) 382-4016
 FAX (940) 387-9784

LANDMARK
SURVEYORS, LLC.

CENTURY CUSTOM HOMES

B.L. = BUILDING LINE	CATV = CABLE TV BOX
CC/P = COVERED PATIO/PORCH	C/D = CONCRETE DRIVE
C/O = SANITARY SEWER CLEANOUT	C/P = CONCRETE PATIO/PORCH
C/W = CONCRETE SIDEWALK	D.E. = DRAINAGE EASEMENT
E.B. = ELECTRIC BOX	F.H. = FIRE HYDRANT
F.I.R. = FOUND IRON ROD	FOC = FIBER OPTIC CABLE
GLM = GAS LINE MARKER	L.P. = LIGHT POLE
P.P. = POWER POLE	S.I.R. = SET CAPPED 1/2" RPLS 4561 IRON ROD
S.P. = SERVICE POLE	SSMH = SANITARY SEWER MANHOLE
STM MH = STORM SEWER MANHOLE	TEL. PED. = TELEPHONE BOX
W/D = WOOD DECK	W/M = WATER METER
W/V = WATER VALVE	U.E. = UTILITY EASEMENT
FENCE — X —	OVERHEAD POWER LINE — OH —

TX FIRM REGISTRATION NO. 10098600

DRAWN BY: SLB

SCALE: 1"=30'

DATE: 07 DECEMBER, 2022

JOB NO: 226751