



THE FOLLOWING EASEMENT IS BLANKET AND DOES NOT VISIBLY AFFECT  
SUBJECT PROPERTY:  
DENTON COUNTY ELECTRIC CO-OP. VOL. 402, PAGE 265

THE FOLLOWING EASEMENT DOES NOT AFFECT SUBJECT PROPERTY:  
TEXAS POWER & LIGHT CO. VOL. 2455, PAGE 873

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 4, in Block 3, of SHADOW WOOD ESTATES, an Addition to the City of Argyle, Denton County, Texas, according to the Plat thereof recorded in Cabinet F, Page 372, Plat  
Records of Denton County, Texas.  
(Commonly known as 309 MOSSWOOD DRIVE)

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 48121CO510G, 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  
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PURCHASER: EUGENE LLC

NATIONAL TITLE G.F. 662500532

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—

ANDMARK  
SURVEYORS, LLC.

TX FIRM REGISTRATION NO. 10098600

DRAWN BY: SLB

SCALE: 1"=40'

DATE: 24 MARCH, 2025

JOB NO: 257875