



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

Lot 13, in Block 17, of CROSS TIMBERS ESTATES, FIFTH SECTION, an Addition to the Town of Double Oak, Denton County, Texas, according to the Plat thereof recorded in Volume 11, Page 4, Plat Records of Denton County, Texas. (Commonly known as 370 OAKVIEW 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 48121C0530G, Dated April 18, 2011. (Subject property lies in Zone X)

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



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

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DRAWN BY: BTH NATIONAL TITLE G.F. 662501280
 SCALE: 1"=30' DATE: 17 OCTOBER, 2025 JOB NO: 258252