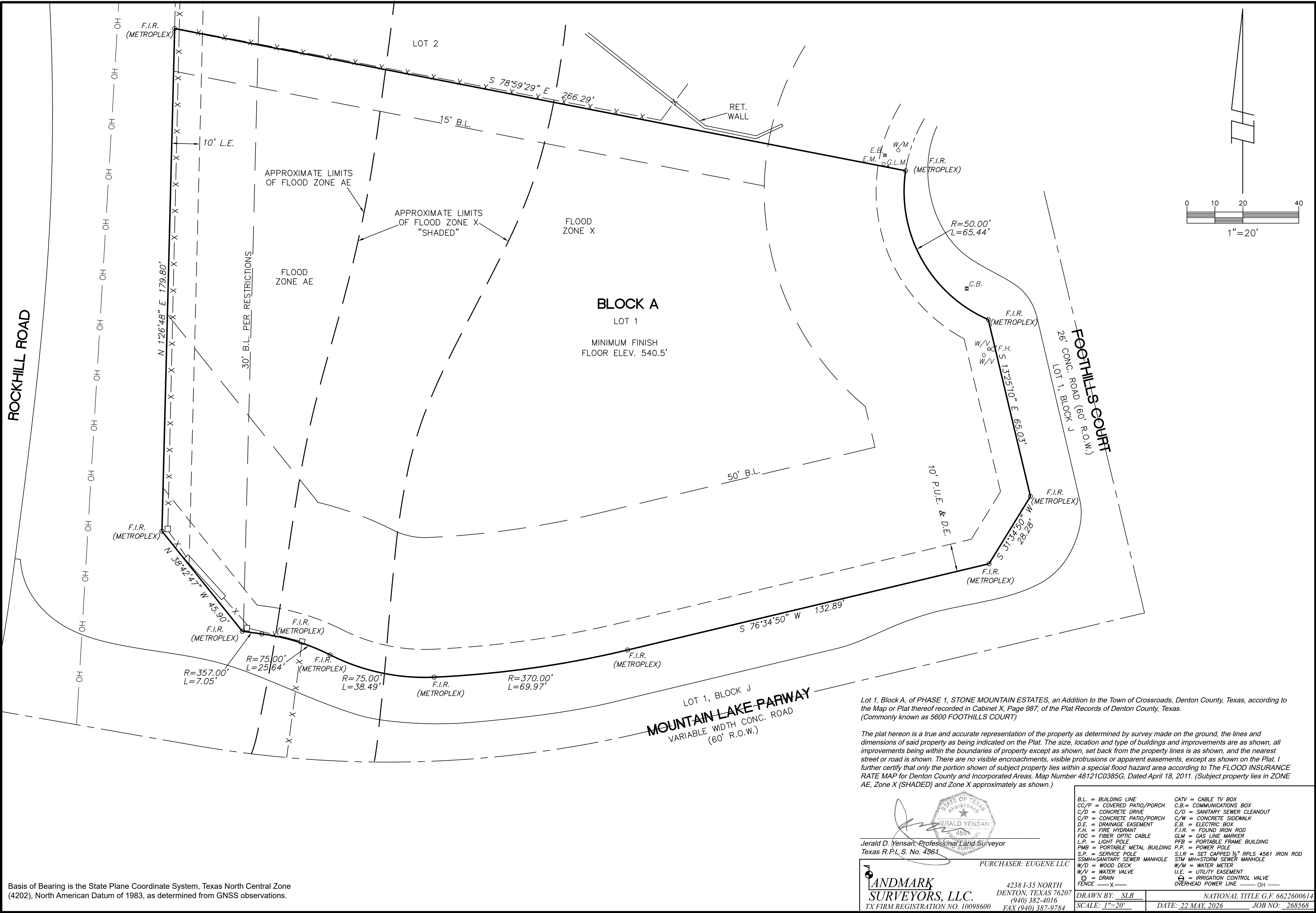




Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GNSS observations.

Lot 1, Block A, of PHASE 1, STONE MOUNTAIN ESTATES, an Addition to the Town of Crossroads, Denton County, Texas, according to the Map or Plat thereof recorded in Cabinet X, Page 987, of the Plat Records of Denton County, Texas. (Commonly known as 5600 FOOTHILLS COURT)

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 only the portion shown 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 48121C0385G, Dated April 18, 2011. (Subject property lies in ZONE AE, Zone X (SHADED) and Zone X approximately as shown.)

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

PURCHASER: EUGENE LLC

ANDMARK
SURVEYORS, LLC.

4238 I-35 NORTH
DENTON, TEXAS 76207
(940) 382-4016
TX FIRM REGISTRATION NO. 10098600 FAX (940) 387-9784

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 OVERHEAD POWER LINE = OH
DRAWN BY: SLB	NATIONAL TITLE G.F. 6622600614
SCALE: 1"=20'	DATE: 22 MAY 2026 JOB NO: 268568