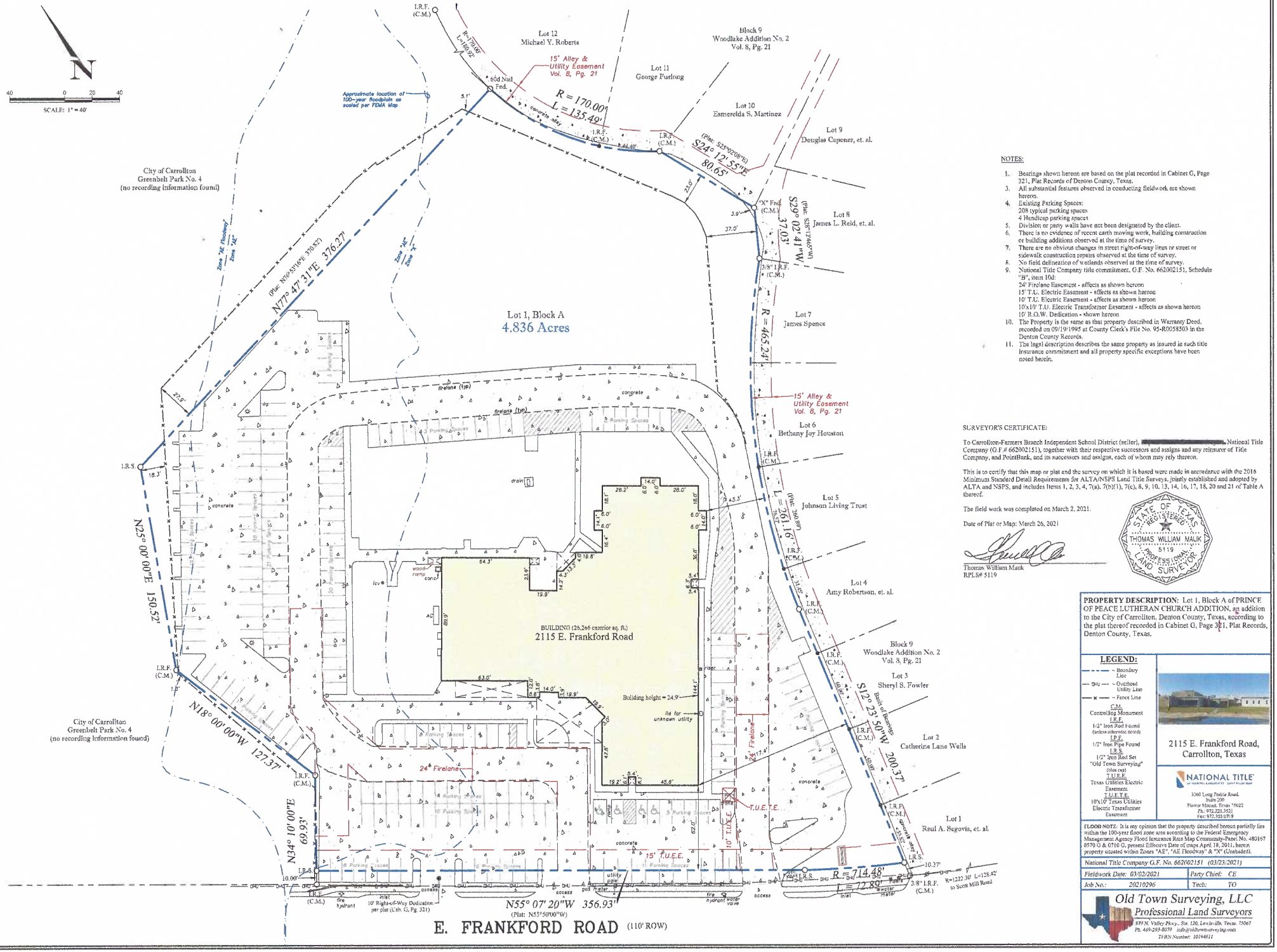

NOTES:

1. Bearings shown hereon are based on the plat recorded in Cabinet G, Page 321, Plat Records of Denton County, Texas.
3. All substantial features observed in conducting fieldwork are shown hereon.
4. Existing Parking Spaces:
   208 typical parking spaces
   4 Handicap parking spaces
5. Division or party walls have not been designated by the client.
6. There is no evidence of recent earth moving work, building construction or building additions observed at the time of survey.
7. There are no obvious changes in street right-of-way lines or street or sidewalk construction repairs observed at the time of survey.
8. No field delineation of wetlands observed at the time of survey.
9. National Title Company title commitment, G.F. No. 662002151, Schedule "B", item 10d:
   24' Firelane Easement - affects as shown hereon
   15' T.U. Electric Easement - affects as shown hereon
   10' T.U. Electric Easement - affects as shown hereon
   10'x10' T.U. Electric Transformer Easement - affects as shown hereon
   10' R.O.W. Dedication - shown hereon
10. The Property is the same as that property described in Warranty Deed, recorded on 09/19/1995 at County Clerk's File No. 95-R0058503 in the Denton County Records.
11. The legal description describes the same property as insured in such title insurance commitment and all property specific exceptions have been noted herein.

SURVEYOR'S CERTIFICATE:

To Carrollton-Farmers Branch Independent School District (seller), [redacted], National Title Company (G.F.# 662002151), together with their respective successors and assigns and any reinsurer of Title Company, and PointBank, and its successors and assigns, each of whom may rely thereon.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 10, 13, 14, 16, 17, 18, 20 and 21 of Table A thereof.

The field work was completed on March 2, 2021.

Date of Plat or Map: March 26, 2021

Thomas William Mauk
RPLS# 5119

STATE OF TEXAS
REGISTERED
THOMAS WILLIAM MAUK
5119
PROFESSIONAL
LAND SURVEYOR

PROPERTY DESCRIPTION: Lot 1, Block A of PRINCE OF PEACE LUTHERAN CHURCH ADDITION, an addition to the City of Carrollton, Denton County, Texas, according to the plat thereof recorded in Cabinet G, Page 321, Plat Records, Denton County, Texas.

LEGEND:

- Boundary Line
- OHU — Overhead Utility Line
- Fence Line
- C.M. Controlling Monument
- I.R.F. 1/2" Iron Rod Found (unless otherwise noted)
- I.P.F. 1/2" Iron Pipe Found
- I.R.S. 1/2" Iron Rod Set "Old Town Surveying" (blue cap)
- T.U.E.E. Texas Utilities Electric Easement
- T.U.E.T.E. 10'x10' Texas Utilities Electric Transformer Easement

2115 E. Frankford Road,
Carrollton, Texas

NATIONAL TITLE
3060 Long Prairie Road,
Suite 200
Flower Mound, Texas 75022
Ph: 972.221.3521
Fax: 972.355.0719

FLOOD NOTE: It is my opinion that the property described hereon partially lies within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480167 0570 G & 0710 G, present Effective Date of maps April 18, 2011, herein property situated within Zones "AE", "AE Floodway" & "X" (Unshaded).

National Title Company G.F. No. 662002151 (03/23/2021)	
Fieldwork Date: 03/02/2021	Party Chief: CE
Job No.: 20210296	Tech: TO

Old Town Surveying, LLC
Professional Land Surveyors
579 N. Valley Pkwy., Ste. 120, Lewisville, Texas. 75067
Ph. 469-293-8079 info@oldtownsurveying.com
TBPLS Number: 10146611