



2100 Chance Lane

Lot 26, in Block 4W, of PECAN SQUARE, PHASE 4C, an Addition to the Town of Northlake, Denton County, Texas, according to the Map or Plat thereof recorded in Document Number 2023-409, of the Plat Records of Denton County, Texas.

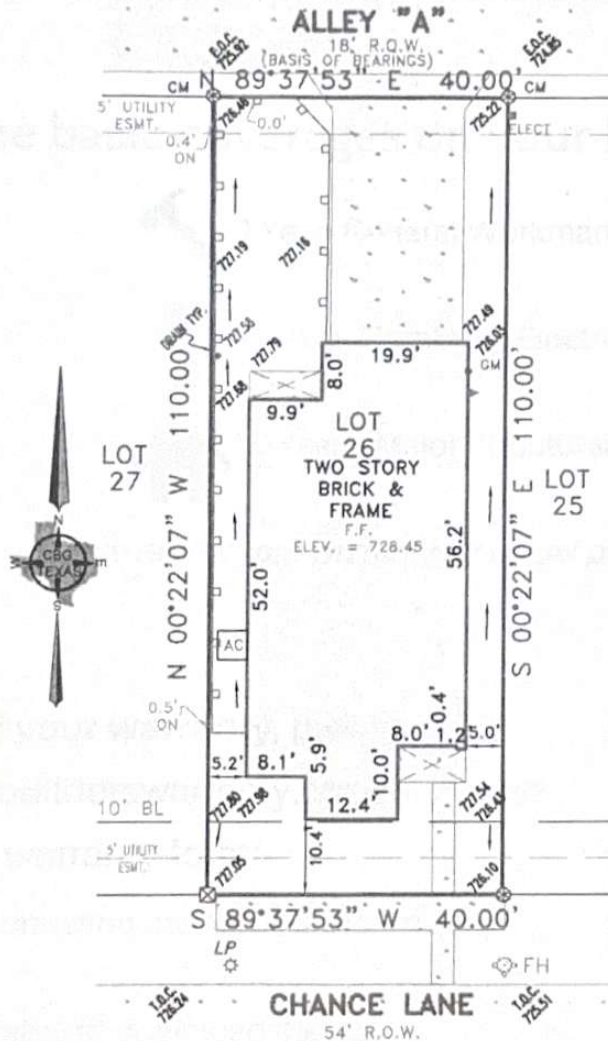


TEXAS PARTNERS TITLE



LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 1" PIPE FOUND
- ⊗ "X" FOUND/SET
- ⊗ 5/8" ROD FOUND
- ✦ POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR-CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- TCLE TELEPHONE PEDESTAL
- BL BUILDING LINE
- AE AERIAL EASEMENT
- SSE SANITARY SEWER EASEMENT
- GM GAS METER
- WM WATER METER
- LP LIGHT POLE
- UE UTILITY EASEMENT
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CL— CHAIN LINK
- W— WOOD FENCE 0.5' WIDE TYPICAL
- I— IRON FENCE
- X— BARBED WIRE
- DS— DOUBLE SIDED WOOD FENCE
- P— PIPE FENCE
- E— EDGE OF ASPHALT
- G— EDGE OF GRAVEL
- C— CONCRETE
- A— COVERED AREA
- B— BRICK
- S— STONE
- D— WOOD DECK



EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN 2019-44024, 2019-45001, 2019-79555, 2020-155714, 2020-214620, 2021-160205, 2021-175179, 2022-19622, 2023-3103, 2023-105293, 2023-113617, 2023-131709

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48121C0505G, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Texas Partners Title, LLC. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: LM

Scale: 1" = 20'

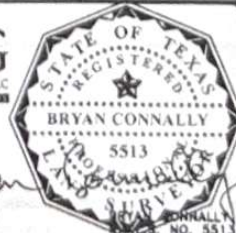
Date: 05/01/2025

GF No.: 7711010993

Job No. 2418516-01



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Accepted by: Purchaser

Date:

Purchaser