

LEGEND

▲	EM	ELECTRIC METER
▲	WM	WATER VALVE
▲	WM	WATER METER
▲	ICV	IRIGATION CONTROL VALVE
▲	GV	GAS VALVE
▲	GM	GAS METER
○	SSMH	SANITARY SEWER MANHOLE
○	MH	MANHOLE
○	PP	POWER POLE
○	LS	LIGHT STANDARD
○	EB	ELEC BOX
○	TR	TELEPHONE RISER
○	WF	WIRE FENCE
○	WF	WOOD FENCE
○	CLF	CHAIN LINK FENCE
○	IF	IRON FENCE
○	UG	UNDERGROUND OVERHEAD UTILITY
○	CHU	CHU
○	FH	FIRE HYDRANT
○	ET	ELECTRIC TRANSFORMER
○	SS	SANITARY SEWER
○	SSCO	SANITARY SEWER CLEANOUT
○	OSSF	ON SITE SEWER FACILITY
○	MH	MANHOLE
○	STSMH	STORM SEWER MANHOLE
○	BLDG	BUILDING W/ PERMANENT FOUNDATION
○	SHED	STRUCTURE WITH NO PERMANENT FOUNDATION
○	AC	AIR CONDITIONER
○	POSE	PUBLIC OPEN SPACE EASEMENT
○	IPF	IRON PIPE FOUND
○	IRF	IRON ROD FOUND
○	IRS	3/4" IRON ROD SET
○	IR	MARKED "A-WARD"
○	IRR	3/4" IRON ROD RECOVERED
○	IR	MARKED "A-WARD"
○	△	CONTROL MONUMENT

BEARINGS OR DISTANCE SHOWN IN "1" ARE PLAT OR DEED CALL

NOTES ADDRESSING SCHEDULE B10 EXCEPTIONS:

Pursuant to Commitment for Title Insurance, provided by McKnight Title Insurance GF. No. AXN-21-1193, effective November 12, 2021 issued December 6, 2021.

- a. through d. Not a Survey Matter.
- e. The following matters affecting the subject property as shown on the map recorded in Slide A-357-B, Plat Records, Hood County, Texas; Building setback line, Twenty (20) feet in width along the front lot line(s); Utility Easement, Ten (10) feet in width along the front lot line(s); Wall maintenance easement, Ten (10) feet in width along the rear lot line(s); Do affect as shown hereon.
- f. Easement as shown in Instrument to Brazos River Authority, filed in Volume 145, Page 496, Deed Records of Hood County, Texas does affect the subject property.
- g. Easement as shown in Instrument to Brazos River Authority, filed in Volume 1138, Page 690, Real Records of Hood County, Texas does affect the subject property.
- h. Easement as shown in instrument to Southwestern Bell Telephone, filed in Volume 1163, Page 420, Real Records of Hood County, Texas does not affect the subject property.
- i. Ratification of Plat recorded in Volume 1418, Page 534 Real Records of Hood County, Texas does affect the subject property.
- j. The terms, provisions, conditions, easements, building lines, covenants, options, assessments, charges, and liens as set forth by Water's Edge Owners Association, in the documents recorded in Volume 1379, Page 104; Volume 1417, Page 311; Volume 1560, Page 458; Volume 1581, Page 143; Volume 1675, Page 186; Document No. 2017-0013408; Document No. 2019-0001281; and Document No. 2019-0016791, Real Records, Hood County, Texas do affect the subject property.

ANY DECLARATION MADE HEREON OR HEREIN IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010, NORTH CENTRAL ZONE 4202 (US SURVEY FEET) FROM GPS USING THE RTK COOPERATIVE NETWORK

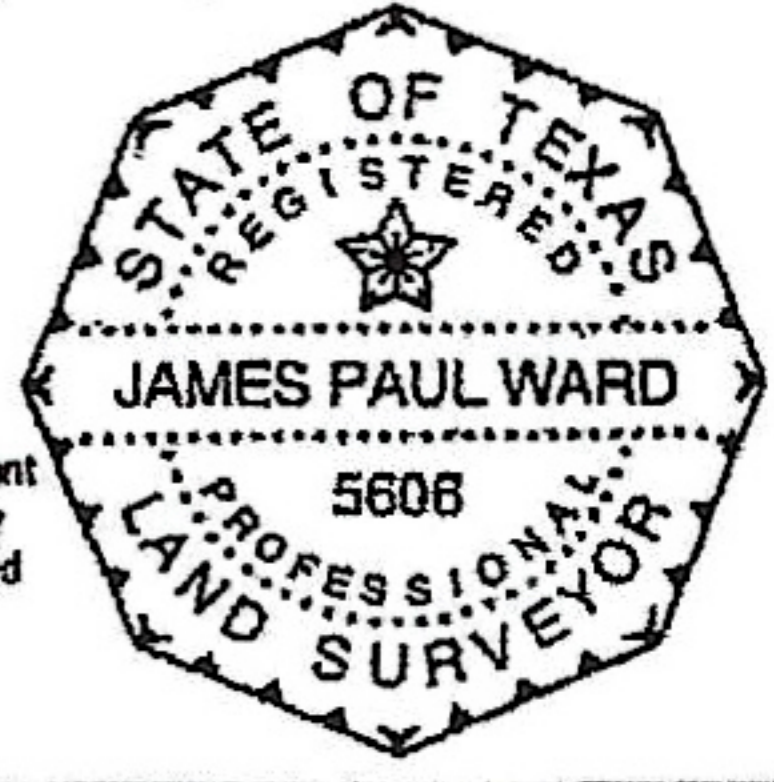
SURVEY ACCEPTED BY:
 X RLA
 X CLA

TITLE COMPANY: McKNIGHT TITLE
 G.F. NO.: AXN-21-1193
 ADDRESS: 1209 MALLARD WAY, GRANBURY, TX
 BUYER: JEFFREY JONES
 SELLER: LOREM ENTERPRISES, INC

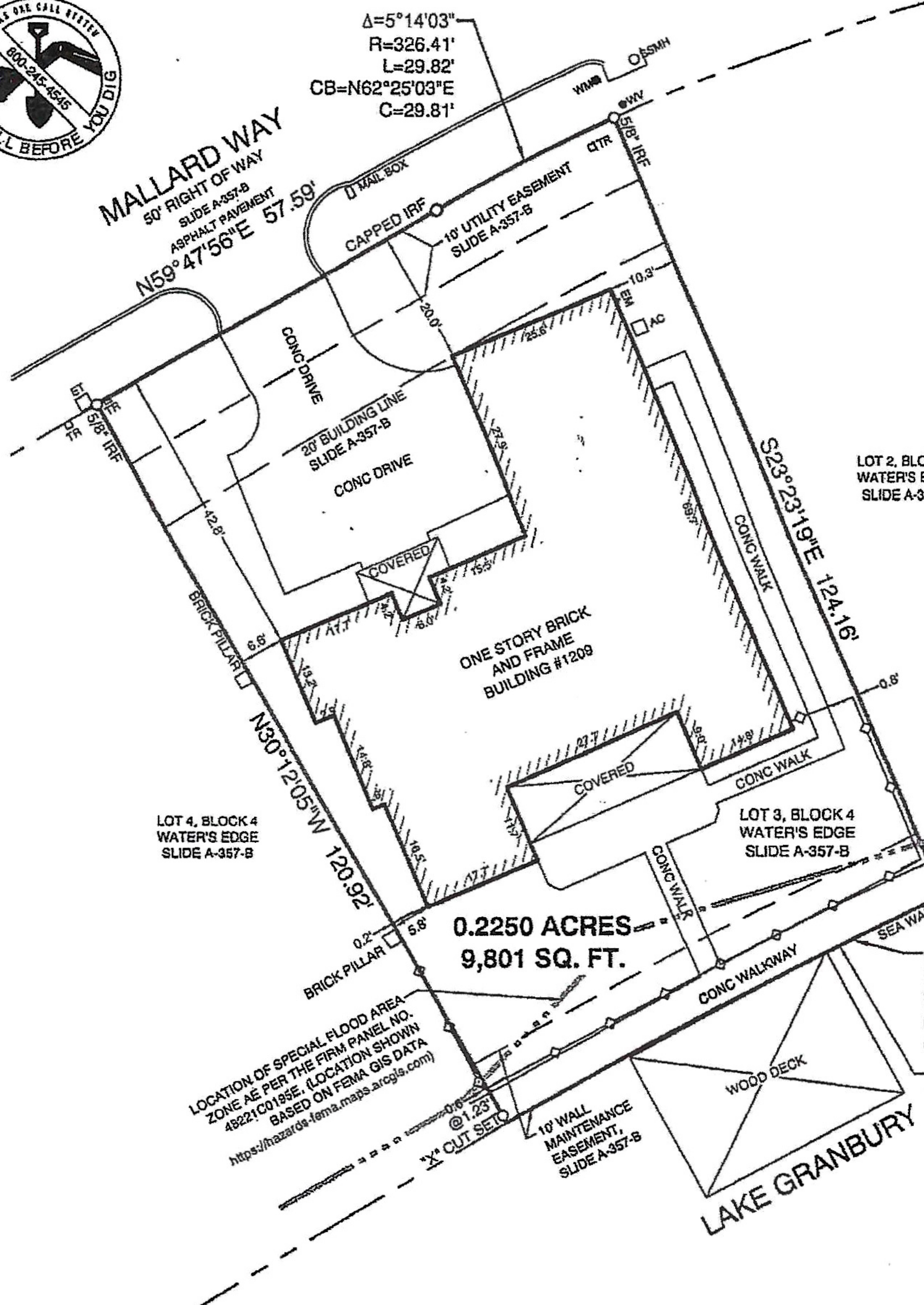
The undersigned hereby states that this survey is true and correct, was made on the ground under my supervision and all corners are marked as shown, shows all visible and apparent easements, encroachments and protrusions. According to Map No. 48221C0195E dated April 05, 2019 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Hood County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X and is NOT within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

This survey substantially complies with the current Texas Society of Professional Surveyors Standard and Specifications for a Category 1A, Condition II Survey, Surveyed on the ground December 14, 2021.

A-Ward Surveying
 James Paul Ward
 Registered Professional Land Surveyor, No. 5606
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LAND TITLE SURVEY
 Lot 3, Block 4, of **WATER'S EDGE**, an addition to the City of Granbury, Hood County, Texas, according to the plat thereof recorded in Slide A-357-B, Plat Records, Hood County, Texas.



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IR	MARKED "X-WARD"
IR	5/8" IRON ROD RECOVERED
IR	MARKED "A-WARD"
CM	CONTROL MONUMENT
	BEARINGS OR DISTANCE SHOWN IN "()" ARE PLAT OR DEED CALL

LOT 2, BLOCK 4
WATER'S EDGE
SLIDE A-357-B

LOT 4, BLOCK 4
WATER'S EDGE
SLIDE A-357-B

LOT 3, BLOCK 4
WATER'S EDGE
SLIDE A-357-B

0.2250 ACRES
9,801 SQ. FT.

LOCATION OF SPECIAL FLOOD AREA
ZONE AE PER THE FIRM PANEL NO.
48221C0195E. (LOCATION SHOWN
BASED ON FEMA GIS DATA
<https://hazards.fema.maps.arcgis.com>)

$\Delta=4^{\circ}16'02''$
 $R=976.80'$
 $L=72.75'$
 $CB=S62^{\circ}44'17''W$
 $C=72.73'$

APPROXIMATE LOCATION OF 693
ELEVATION CONTOUR LINE

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SURVEY ACCEPTED BY:
X RLA
X CLA

TITLE COMPANY: McKNIGHT TITLE
G.F. NO.: AXN-21-1193
ADDRESS: 1209 MALLARD WAY, GRANBURY, TX
BUYER: JEFFREY JONES
SELLER: LOREM ENTERPRISES, INC

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A-Ward Surveying

James Paul Ward
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Registered Professional Land Surveyor, No. 5606
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If the seal is not embossed, this document is an unauthorized copy and should be presumed to contain alterations.



LAND TITLE SURVEY
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WARD SURVEYING COMPANY
252 WEST MAIN STREET, SUITE F, AZLE TX 76020
817-33A-WARD (332-9273) survey@wardsurveying.com
TBPELS Firm No. 10194435

