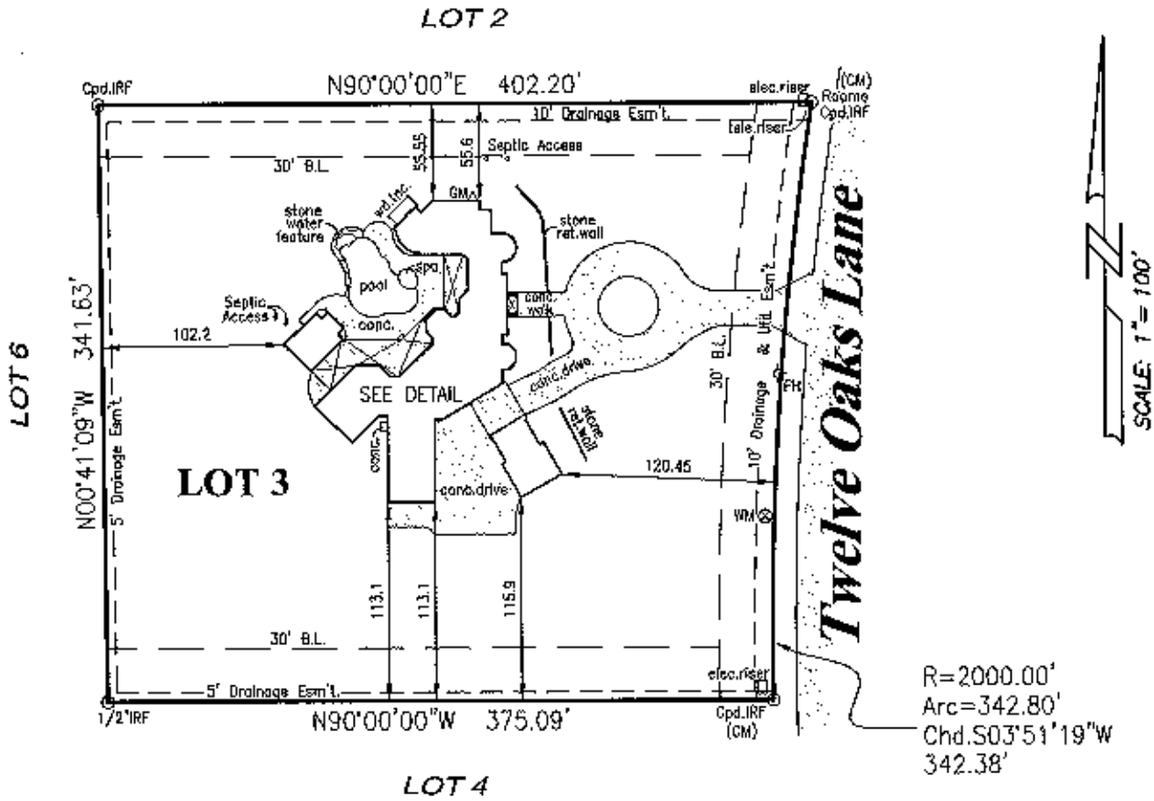
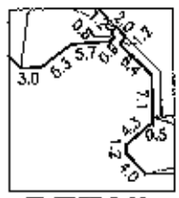
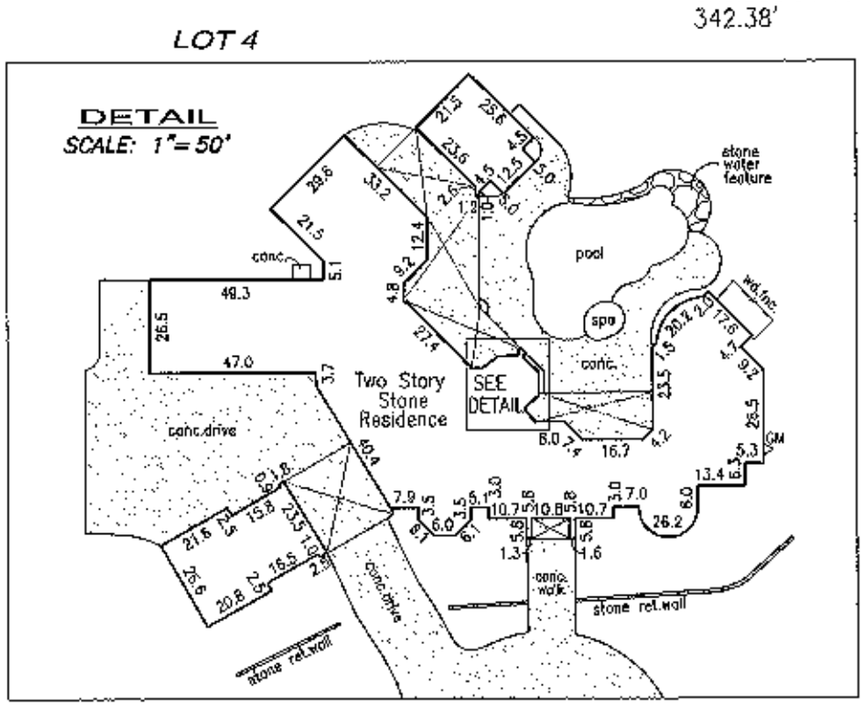
PROPERTY DESCRIPTION
Address: **2656 Twelve Oaks Lane, Lot 3, Block A of Twelve Oaks–Phase I**, an Addition to the City of Celina, Collin County, Texas, according to the map or plat thereof recorded in Volume N, Page 755, of the Map Records of Collin County, Texas.

Roome Land Surveying, Inc.
2000 Avenue G, Suite 810
Plano, Texas 75074
Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com





DETAIL
Not to Scale



NOTES: (1) Source bearing is based on recorded plat unless otherwise noted. (2) (CM) = Controlling monument. (3) Surveyor's signature will appear in red ink on original copies. (4) No part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map Number 48085C0150 G of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas dated January 19, 1996. (Zone X). This statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, 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. (5) Final grade assumed finished floor elevations are at the brick ledge. (6) Drainage arrows, if shown, were determined by elevations shown hereon. (7) Subject property is affected by any and all notes, details, and easements, and other matters, that are shown on or as part of the recorded plat and/or as part of a title commitment/survey request. (8) Survey was performed without a Title Commitment.

CERTIFICATION
On the basis of my knowledge, information and belief, I certify to **Don Lennox Custom Homes and Construction** that as a result of a survey made on the ground to the normal standard of care of Registered Professional Land Surveyors practicing in the State of Texas, I find the plat hereon is true, correct, and accurate as to the boundaries of the subject property, and if shown, location and type of buildings and visible improvements hereon.

Date: 9/24/2008 Revised: _____ Job No. LB83233

STATE OF TEXAS
REGISTERED
CHAD SLEDGE
5733
PROFESSIONAL LAND SURVEYOR

LEGEND
IRF=Iron Rod Found | IRS=Iron Rod Set | Cpd.=Capped | DH=Overhead Line | PP=Power Pole | LP=Light Pole | FH=Fire Hydrant | WV=Water Valve | WM=Water Meter
GM=Gas Meter | BL=Building Line | HH=Handhole | adj's.=Adjoiner's | T.O.F.=Top of Form | Min.F.F.=Minimum Finished Floor | F.P.=Finished Pad | MH=Manhole

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