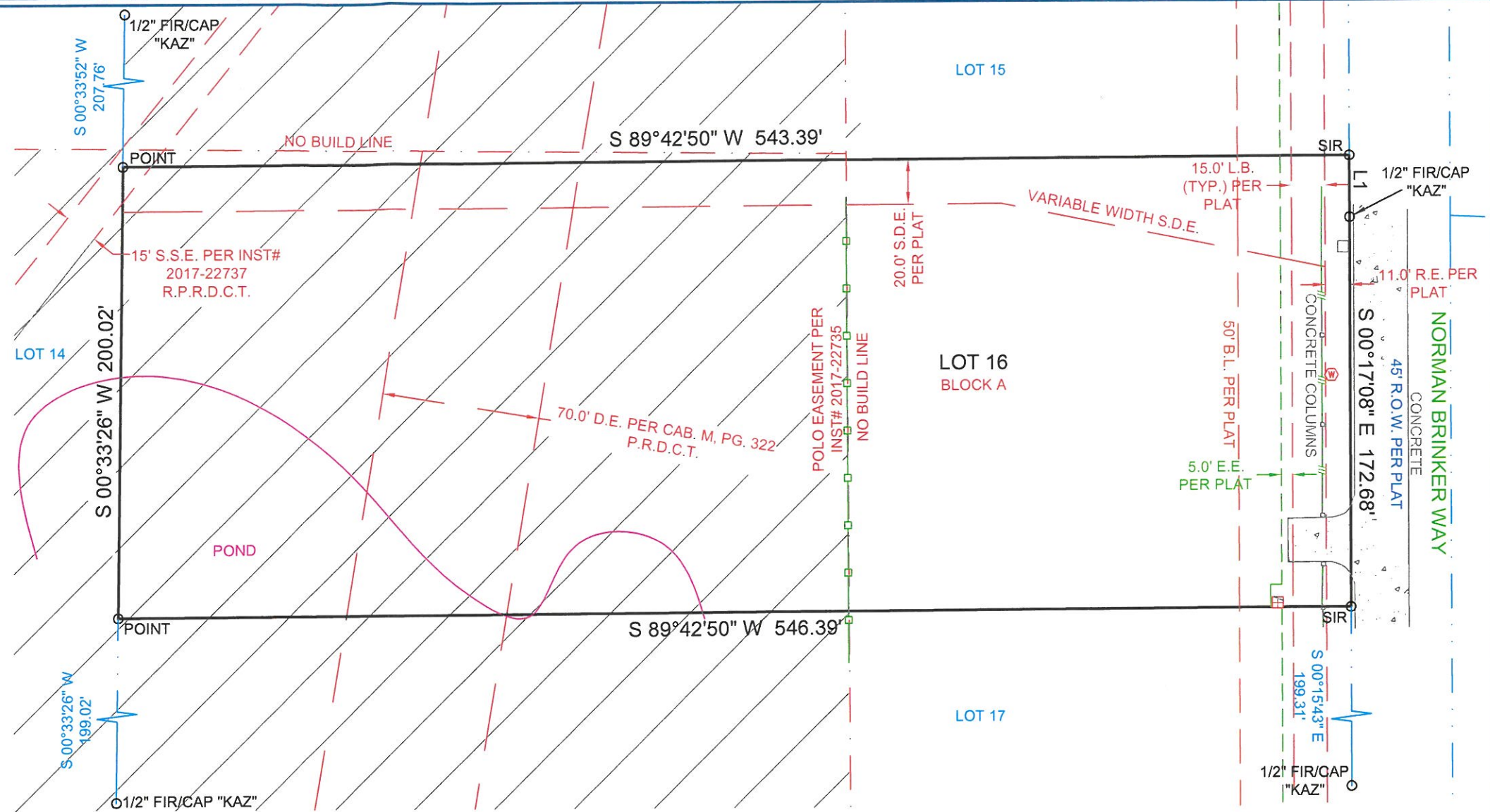


LEGEND

	= ELECTRIC TRANSFORMER
	= WATER METER
B.L.	= BUILDING LINE
R.O.W.	= RIGHT-OF-WAY
D.E.	= DRAINAGE EASEMENT
E.E.	= ELECTRIC EASEMENT
L.B.	= LANDSCAPE BUFFER
R.E.	= ROAD EASEMENT
S.S.E.	= SANITARY SEWER EASEMENT
FIR	= FOUND IRON ROD
FIR/CAP	= FOUND IRON ROD W/CAPPED
SIR	= SET IRON ROD W/CAPPED
CM	= CONTROLLING MONUMENT
()	= PLAT OR DEED CALL
	= WROUGHT IRON FENCE
	= WIRE FENCE
	= WOOD FENCE
	= CONCRETE



SCHEDULE "B" ITEMS

Commitment for Title Insurance, (T-7), dated March 23, 2022

Policy Number PC224312:

10(g.) Volume 313, Page 39, Easement to Texas Power and Light Company; does affect by Ingress & Egress.

10(h.) Volume 403, Page 187, Blanket Type Easement to Denton County Electric Cooperative, Inc.; does affect.

10(i.) Volume 403, Page 222, Blanket Type Easement to Denton County Electric Cooperative, Inc.; does not affect.

10(j.) Volume 666, Page 403, Easement to Southwestern Bell Telephone Company; does not affect.

10(k.) Volume 4184, Page 1853, Easement to Mustang Water Supply Corporation; does affect. (15 wide centered on pipe)

10(l.) Volume 4231, Page 466, Easement to Texas Utilities Electric Company; does affect by Ingress & Egress.

10(m.) CC# 2003-182205, Easement to Mustang Special Utility District; does not affect.

10(n.) CC# 2004-46758 & refiled under CC# 2006-43097, Mutual Access Easement Agreement; does not affect.

10(o.) CC# 2015-2660, Easement to Oncor Electric Delivery Company, LLC.; does not affect.

10(p.) CC# 2015-2661, Easement to Oncor Electric Delivery Company, LLC.; does not affect.

10(q.) CC# 2017-22735, Easement to VCM Prestonwood Polo Development LTD; does affect as shown.

10(r.) CC# 2017-22736, Easement to VCM Prestonwood Polo Development LTD; does not affect.

10(s.) CC# 2017-22737, Easement to VCM Prestonwood Polo Development LTD; does affect as shown.

LINE	BEARING	DISTANCE
L1	S 00°24'31" E	27.32'

4-4-22

TITLE COMPANY



TO ALL PARTIES DIRECTLY INTERESTED IN THE PREMISES SURVEYED

I have this date directed a careful and accurate survey made on the grounds of the property located at 420 Norman Brinker Way in the City of Oak Point, Denton County, Texas, being Lot 16, Block A, of PRESTONWOOD POLO AND COUNTRY CLUB ADDITION, an Addition to the City of Oak Point, Denton County, Texas, according to the Amending Plat thereof recorded in Document No. 2021-458, Plat Records, Denton County, Texas.

FLOOD STATEMENT: I have reviewed the F.E.M.A. Flood Insurance Rate Map for the City of Oak Point, Community Number 481639 effective date 4-18-2011 and that map indicates as scaled, that this property is within "Non-Shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood (500-year)" as shown on Panel 415 G of said map.

SURVEYORS CERTIFICATION

Certified to Fair Texas Title, LLC; (GF# PC224312), Sivaprasad Valluru, VCM Prestonwood Polo Development, Ltd.

This survey correctly represents the results of an on-the-ground survey made under my direction and supervision on 03-30-2022, and substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey. There are no apparent encroachments, intrusions or protrusions except as shown hereon.



TX FIRM REGISTRATION # 10002100

1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446

JOB NUMBER: 220177

DRAWN BY: CMW

DATE: 04-01-2022

R.P.L.S.

KENNETH A. ZOLLINGER