

**SCHEDULE B ITEMS:**

IN CONJUNCTION WITH: **GF No. 24071314DN-CS**

- a. EASEMENT GRANTED BY DORWIN LEE SARGENT TO BOLIVAR WATER SUPPLY CORP., DATED MARCH 1, 1971, FILED JUNE 18, 1971, RECORDED IN VOLUME 623, PAGE 544, DEED RECORDS OF DENTON COUNTY, TEXAS. **10-FOOT WIDE EASEMENT CENTERED OVER LINE AS INSTALLED; AFFECTS SUBJECT BY INGRESS AND EGRESS.**
- b. EASEMENT GRANTED BY DORWIN LEE SARGENT AND WIFE, PATSY ANN SARGENT, MICHAEL T. KLUCK AND WIFE, LINDA L. KLUCK, AND JIMMY FERN ROGERS, A SINGLE WOMAN, TO THE CITY OF SANGER, TEXAS, FILED OCTOBER 27, 1977, RECORDED IN VOLUME 860, PAGE 892, DEED RECORDS OF DENTON, COUNTY, TEXAS. **AFFECTS AS SHOWN.**
- c. EASEMENT GRANTED BY PEDRO MONTERROSA TO BOLIVAR W.S.C., DATED SEPTEMBER 24, 2021, FILED FEBRUARY 10, 2022, UNDER COUNTY CLERK'S DOCUMENT NO. 2022-21441, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS. **20-FOOT WIDE EASEMENT CENTERED OVER LINE AS INSTALLED; AFFECTS SUBJECT BY INGRESS AND EGRESS.**
- d. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT.THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.
- e. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. (NOTE: UPON RECEIPT OF A SURVEY ACCEPTABLE TO THE COMPANY, THIS EXCEPTION WILL BE DELETED. COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL EXCEPTIONS PER ITS EXAMINATION OF SAID SURVEY.)
- f. INTENTIONALLY DELETED
- g. VISIBLE AND APPARENT EASEMENTS ON OR ACROSS THE PROPERTY DESCRIBED IN SCHEDULE A.
- h. RIGHTS OF PARTIES IN POSSESSION. (OWNER'S POLICY ONLY)
- i. INTENTIONALLY DELETED
- j. INTENTIONALLY DELETED
- k. 30' BUILDING LINE ALONG THE FRONT OF THE LOT, PER THE RECORDED PLAT. **AFFECTS AS SHOWN.**
- l. 16' UTILITY EASEMENT ALONG THE FRONT OF THE LOT, PER THE RECORDED PLAT. **AFFECTS AS SHOWN.**
- m. 15' UTILITY EASEMENT THROUGH THE REAR OF THE LOT, PER THE RECORDED PLAT. **AFFECTS AS SHOWN.**

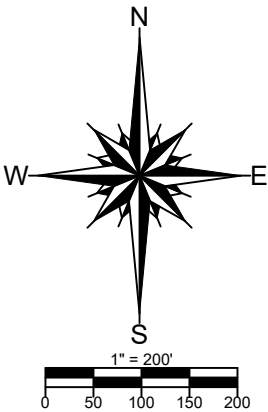
**LEGAL DESCRIPTION:**

LOT 1, IN BLOCK A, OF B & A ROBERTS ADDITION, AN ADDITION TO THE CITY OF SANGER, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN COUNTY CLERK'S NO. 2025-216, PLAT RECORDS OF DENTON COUNTY, TEXAS.

LINE	BEARING	DISTANCE
L1	N 87°38'51" E	39.00'

**LEGEND**

- = POWER POLE
- ← = GUY WIRE
- PKF = PK NAIL FOUND
- PKS = PK NAIL SET
- SIR = SET IRON ROD W/CAPPED
- CORM = METAL FENCE CORNER POST
- CM = CONTROLLING MONUMENT
- ( ) = PLAT OR DEED CALL
- POB = POINT OF BEGINNING
- FCP = FENCE CORNER POST
- = PIPE FENCE
- x— = WIRE FENCE
- ||— = WOOD FENCE
- OH— = OVER-HEAD UTILITIES
- |||— = ASPHALT



**LAND TITLE SURVEY**

**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 3344 LOIS ROAD WEST, DENTON COUNTY, TEXAS.

**FLOOD STATEMENT:** I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, COMMUNITY NUMBER 480774 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 70 G OF SAID MAP.

**NOTE:** BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.

**NOTE:** ALL MONUMENTS ARE 1/2" IRON RODS WITH A PLASTIC CAP STAMPED "KAZ" UNLESS OTHERWISE NOTED.

**SURVEYORS CERTIFICATION**

CERTIFIED TO TITLE RESOURCES GUARANTY COMPANY, BURNEY ROBERTS, AMANDA CESANI-ROBERTS:  
THIS SURVEY CORRECTLY REPRESENTS THE RESULTS OF AN ON-THE-GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION ON 6-5-2025, AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III SURVEY. THERE ARE NO APPARENT ENCROACHMENTS, INTRUSIONS OR PROTRUSIONS EXCEPT AS SHOWN HEREON.



TX FIRM REGISTRATION # 10002100

4321 I-35 SUITE 575  
GAINESVILLE, TX 76240  
(940)382-3446

JOB NUMBER: 210764-01

DRAWN BY: ASM

DATE: 6-5-2025

R.P.L.S.

KENNETH A. ZOLLINGER