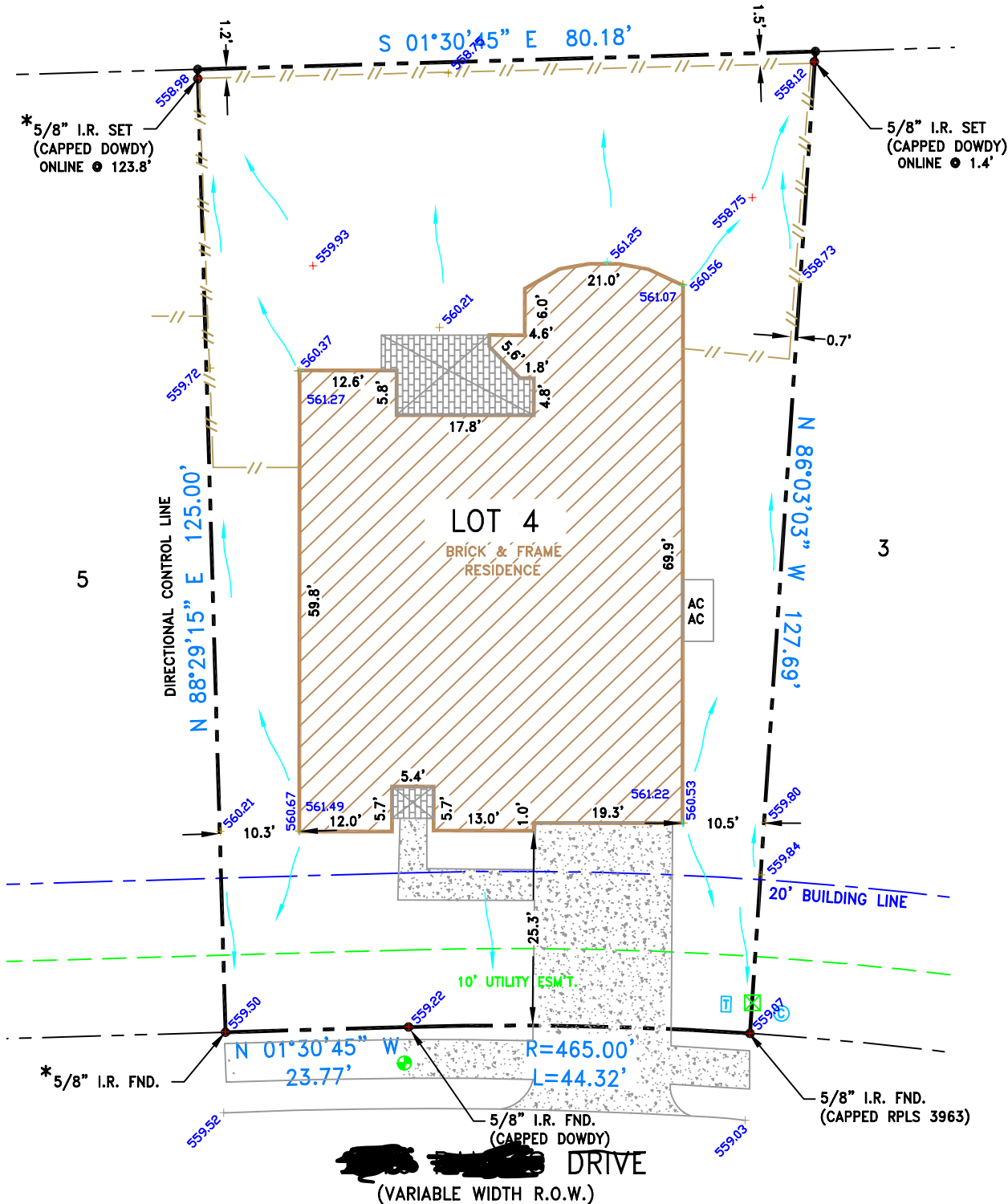


REFERENCE NO: 220127004
TITLE CO: STEWART GF# 1569198
BUILDER: MHI HOMES
DATE: 02/08/2023

GIDEON GROVE LTD.
20150000014609
DRRCT



SCALE: 1"=20'@8.5X14

UTILITY LEGEND

GAS METER:	CABLE BOX:
TEL. PED:	ELEC. BOX:
FIRE HYDRANT:	TRANSFORMER:
LIGHT POLE:	SIGN:
WATER METER:	MANHOLE:
WATER VALVE:	AREA DRAIN:

NOTE: FENCE OFFLINE AS SHOWN
THE FOLLOWING EASEMENTS DO NOT AFFECT:
82/360 & 5124/217, R.P.R.R.C.T.

NOTE: ALL LOTS, RIGHT-OF-WAYS, AND EASEMENTS SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.

NOTE: HORIZONTAL CONTROL FOR THIS SUBDIVISION WAS ESTABLISHED BY DATA PROVIDED BY THE PLATTING SURVEYOR AND VERIFIED BY DOWDY LAND SURVEYORS TO BE WITHIN TOLERANCE. MISSING LOT CORNERS WILL BE REPLACED USING ESTABLISHED CONTROL.

SUBJECT TO: RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B, OF THE TITLE COMMITMENT REFERENCED BY G.F. NUMBER HEREON.

NOTE: BASIS OF BEARINGS FOR THIS SURVEY FROM DATA PROVIDED BY THE RECORDED PLAT.

LEGEND

WOOD PANEL FENCE	BARB/CHAINLINK FENCE	IRON FENCE	TELEPHONE	ELECTRIC	*=CONTROL MONUMENT
WOOD	STONE	TILE	CONCRETE	BRICK	ASPHALT

PROPERTY DESCRIPTION: Lot 4, Block F, [REDACTED] South, Phase One, a subdivision to the City of [REDACTED], Texas, according to the plat thereof recorded in Clerk's File No. 2020000028575, Official Public Records, [REDACTED] County, Texas.

SURVEYOR'S STATEMENT: The undersigned Registered Professional Land Surveyor has prepared this survey for the exclusive use of the hereon named home builder and title company only. The undersigned acknowledges that; this survey was conducted by the surveyor or under his supervision on the date shown hereon; this plat of survey and the property description set forth hereon are an accurate representation of facts found at the time of an actual on-the-ground survey; there are no visible, above ground encroachments, or protrusions, except as shown. The use of this survey by any parties other than those named above for any other purposes shall be at the user's own risk and any loss resulting there from shall not be the responsibility of the undersigned. Unauthorized use is not permitted without the express written permission of Dowdy Land Surveyors, Inc.



BRAD CARDINAL, R.P.L.S. No. 6406
DOWDY LAND SURVEYORS, INC.
6850 MANHATTAN BLVD. SUITE 310
FORT WORTH, TEXAS 76120
(817) 429-9898
T.B.P.L.S. FIRM NO. 100463-00

