

FINAL SURVEY w/ GRADES

This is to certify that I have this date, made a careful and accurate survey on the ground of the property located at: 14616 MARROWGLEN ROAD, FORT WORTH, Texas.
 BEING Lot No. 18, in Block No. 73, of a FINAL PLAT OF SENDERA RANCH EAST PHASE 24, a subdivision in DENTON County, Texas, according to the MAP OR PLAT THEREOF, filed under C.C.F. NO. 2022-82, of the PLAT Records of DENTON County, Texas.

Legend

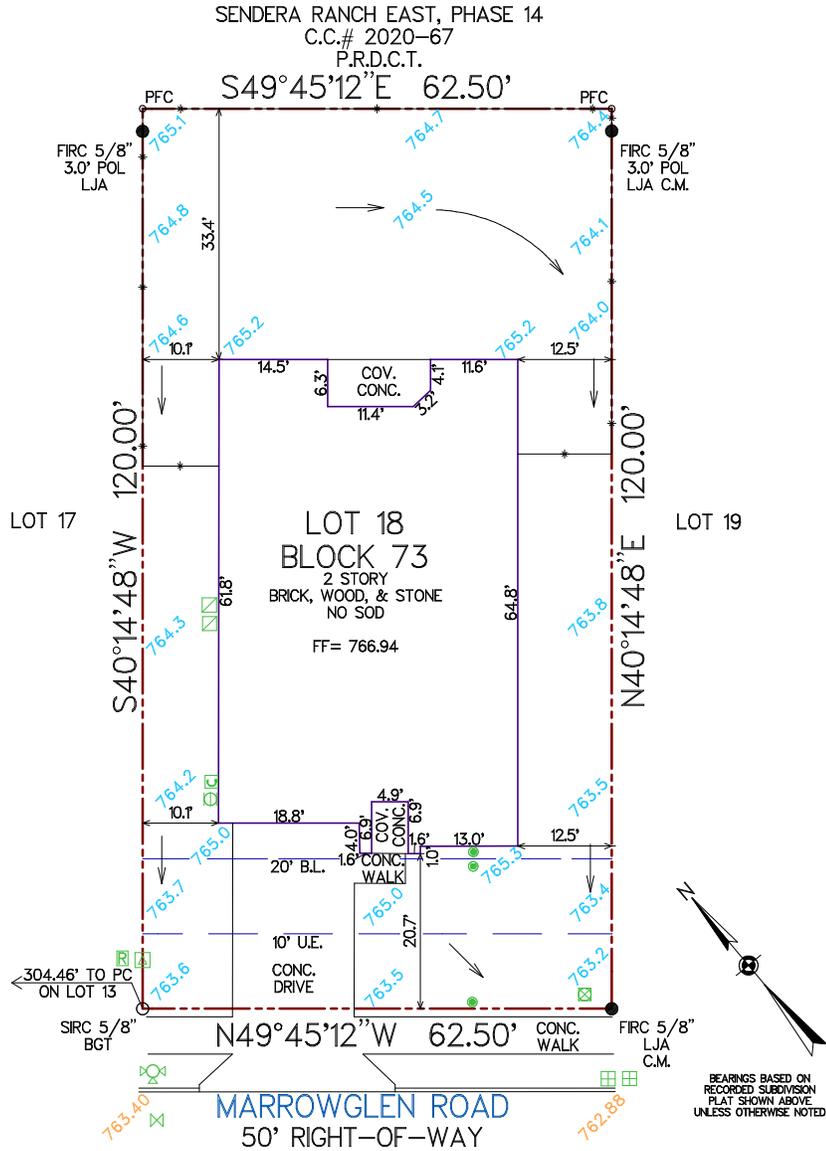
- F-5091 FINISHED GRADE
- FF= FINISHED FLOOR
- C.M. Controlling Monument
- Found Iron Rod (FIR)
- Point for Corner (PFC)
- SET IRON ROD (SIR)
- B.L. BUILDING LINE
- U.E. UTILITY EASEMENT
- P.O.L. Point on Line
- FENCE
- FLOW ARROW
- ⊠ ELECTRIC TRANSFORMER
- ⊠ AIR CONDITIONER
- ⊠ WATER METER
- ⊠ WATER VALVE
- ⊠ IRRIGATION CONTROL VALVE
- ⊠ FIRE HYDRANT
- CLEANOUT
- GAS METER
- ⊠ TELEPHONE RISER
- ⊠ ELECTRIC METER

SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN

- C.C.F. NO. 2022-82
- C.C.F. NO. 2003-195252
- C.C.F. NO. 2004-14762
- C.C.F. NO. 2004-15436
- C.C.F. NO. 2004-153291
- C.C.F. NO. 2006-64826
- C.C.F. NO. 2006-64827
- C.C.F. NO. 2007-15253
- C.C.F. NO. 2007-15262
- C.C.F. NO. 2008-107417
- C.C.F. NO. 2008-18110
- C.C.F. NO. 2009-129387
- C.C.F. NO. 2021-186967
- C.C.F. NO. 2021-186969
- C.C.F. NO. D204366907
- C.C.F. NO. 2004-153290

EASEMENTS THAT DO NOT AFFECT PER PLAT; HOWEVER MAY AFFECT THIS LOT

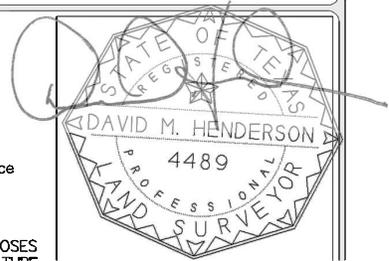
- C.C.F. NO. 2007-31525
- C.C.F. NO. 2011-101559
- C.C.F. NO. 2011-101560
- C.C.F. NO. 2011-101561
- C.C.F. NO. 2011-101563
- C.C.F. NO. 2021-196145



FLOOD CERTIFICATE

As determined by the Flood Insurance Rate Maps for the County of DENTON, Texas by graphic plotting only, the above property DOES NOT lie within a 100-year Flood Zone Area. Map Date: 04/18/2011, Zone: X, Panel No. 48121 C. 0610 G.

The plat hereon is an accurate representation of said property on the date of survey. The lines and dimensions of said property being indicated by said plat. The size, location, and type of buildings and improvements are shown on said plat. The building set back lines are at the distance indicated. The distance to the nearest intersecting street, road, or point of curve are indicated on said plat. There are no apparent visible easements, encroachments, conflicts, or protrusions except those shown on said plat. Said plat is intended for client use only.



THIS DRAWING IS NOT FOR CONSTRUCTION PURPOSES
 THIS IS NOT AN OFFICIAL DOCUMENT WITHOUT AN ORIGINAL SIGNATURE

Date:	03/22/2023
Job No:	LEN 108230
G.F. No:	114706-017171
Scale:	1" = 20'
Drawn By:	CDW/JC
Checked By:	BH



Benchmark

Group of Texas, Inc.

Professional Land Surveyors
Established in 1986

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