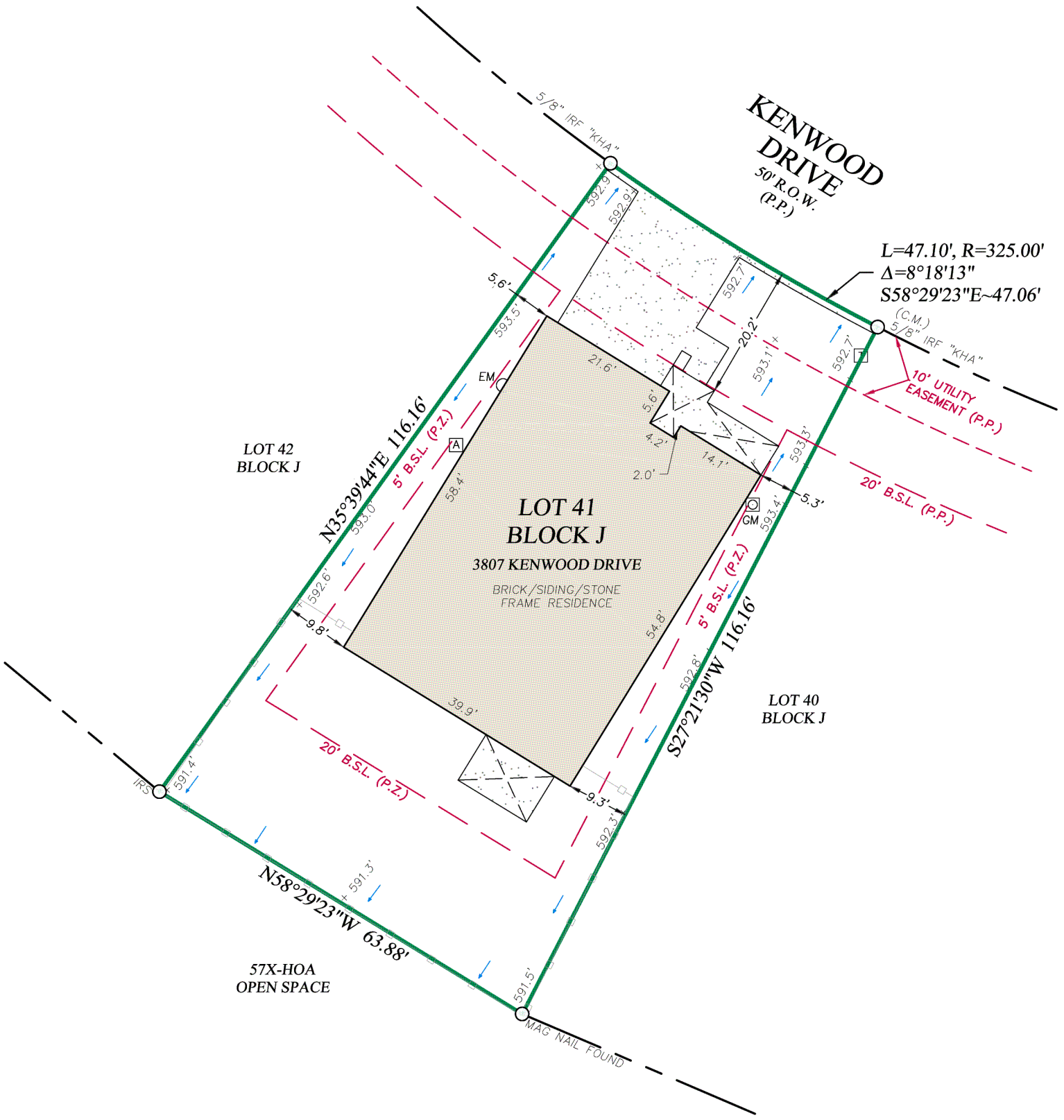
LAND TITLE SURVEY
WITH FINAL GRADES

LEGEND

- A — a/c unit
- CATV — cable tv
- EM — electric meter
- FDC — fire dept. connection
- FH — fire hydrant
- GV — gas valve
- BOL — bollard
- GI — grate inlet
- GM — gas meter
- LP — light pole
- sign
- S — sanitary sewer manhole
- D — storm water manhole
- T — telephone manhole
- TFL — tank fill lid
- TPED — telephone pedestal
- traffic signal pole
- T — transformer
- CO — utility clean out
- UC — utility cabinet
- UV — utility vault
- utility markings
- UP — utility pole
- utility sign
- WSO — water shutoff
- WV — water valve
- W — water manhole
- WM — water meter
- IRF — iron rod found
- IRS — 1/2" iron rod with cap stamped "STRAND" set
- (C.M.) — controlling monument
- (B.S.L.) — building setback line
- (P.Z.) — per zoning requirements
- G.E.T.TV.E. — gas, electric, telephone, & cable TV easement
- boundary line
- adjoiner line
- easement line
- fence
- concrete
- drainage arrow



SCHEDULE B ITEM 10:

EASEMENTS AND SETBACKS RECORDED IN PLAT FOR SOUTHRIDGE PHASE 1, RECORDED IN 2023/702, AFFECTS SUBJECT PROPERTY AS SHOWN

SURVEYOR'S NOTES:

1.) BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 83)(2011).
2.) ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) (US FOOT).
3.) (P.P.) INDICATES BUILDING LINES, EASEMENTS, R.O.W.S, DIMENSIONS, ETC. ARE PER PLAT REFERENCED IN LEGAL DESCRIPTION.

CERTIFIED TO: FIRST AMERICAN TITLE GUARANTY COMPANY: ERIC SHIWLALL AND ANNA SHIWLALL: MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

I, WESLEY K. BETTERTON, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE SUBJECT PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY UNDER MY DIRECT SUPERVISION. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND WAS PERFORMED IN CONNECTION WITH TITLE COMMITMENT GF NO. DAL–23859–24 PROVIDED BY FIRST AMERICAN TITLE GUARANTY COMPANY REFLECTING ONLY THE EASEMENT(S) LISTED IN SCHEDULE "B" OF SAID COMMITMENT. USE OF THIS SURVEY BY ANY OTHER PARTY SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

0 20 40
SCALE: 1" = 20'

STRAND 2332150

TS1

DATE 3/08/24
SCALE 1"=20'
DR'N Z.B.

BUILDER Meritage Homes LiVE.NOW
SUBD. Southridge Phase 1
LOT 41 BLOCK J
ADDRESS 3807 Kenwood Dr
CITY Princeton, Texas
PLAN VERSION

LEGAL DESCRIPTION:

LOT 41, BLOCK J, SOUTHRIDGE PHASE 1, AN ADDITION TO THE CITY OF PRINCETON, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 2023, PAGE 702 OF THE MAP AND PLAT RECORDS, COLLIN COUNTY, TEXAS.

STATE OF TEXAS REGISTERED WESLEY K. BETTERTON 6699 PROFESSIONAL LAND SURVEYOR
3/12/24

10003 Technology Blvd. West
Dallas, TX. 75220
972-620-8204
TBPLS FIRM No. 10194076

STRAND

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