

7509 PENNRIDGE CIRCLE  
ROWLETT, TX 75088

# SURVEY PLAT

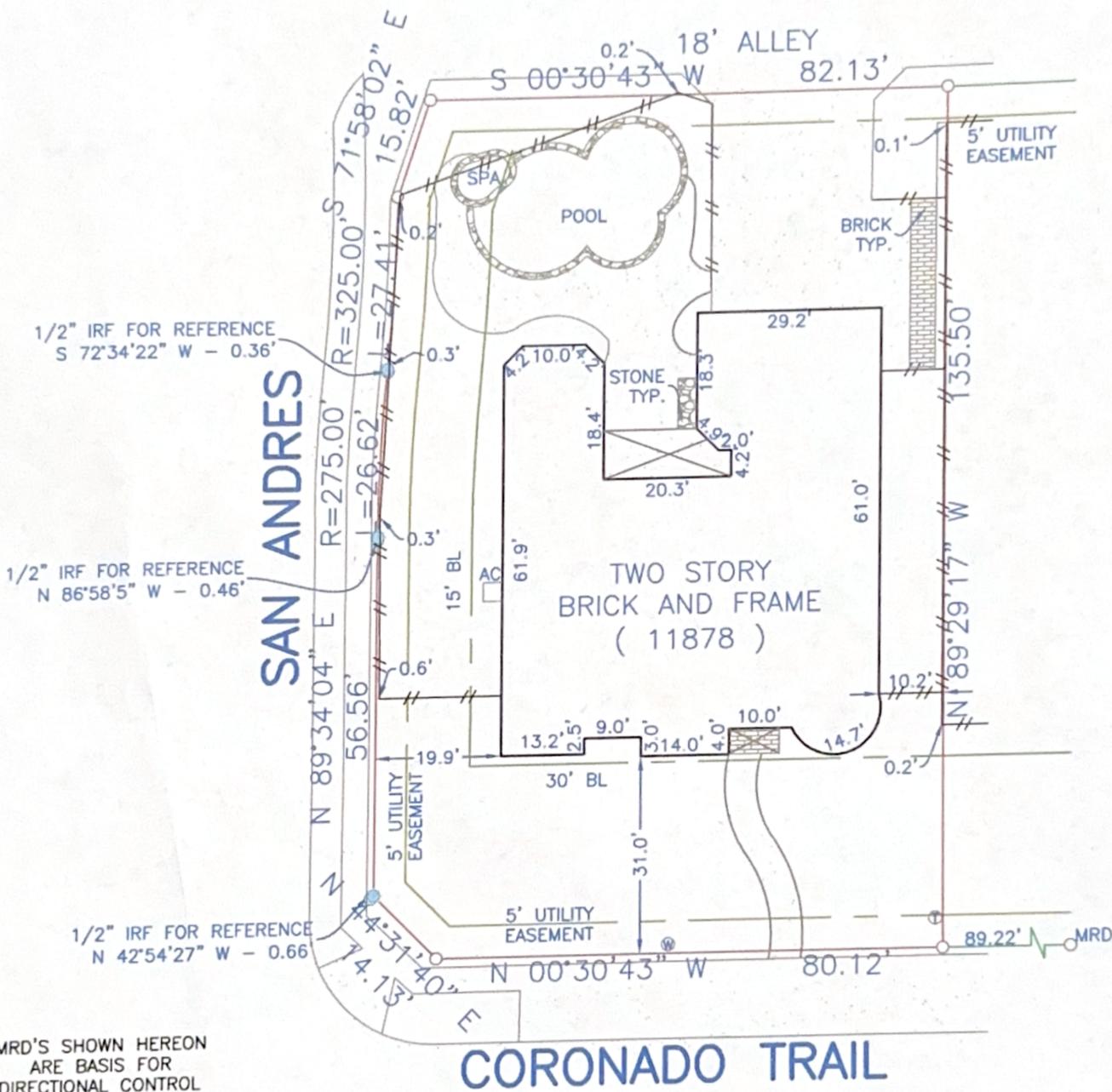


FIRM REGISTRATION NO. 10194366

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 11878 CORONADO TRAIL, in the city of FRISCO Texas.

Being Lot 23 in Block X of Country Club Ridge at the Trails, Phase 1, an Addition to the City of Frisco, Denton County, Texas, According to the Plat thereof Recorded in Cabinet V, Slide 626, Plat Records, Denton County, Texas.



MRD'S SHOWN HEREON  
ARE BASIS FOR  
DIRECTIONAL CONTROL

PROPERTY SUBJECT TO  
EASEMENTS & RESTRICTIONS  
CABINET V, PAGE 626, VOLUME 4124, PAGE  
2426, CC#2003-187393; 2004-72170;  
2004-56780; 2012-21094; 2012-112065;  
2016-44849; 2004-105587, VOL. 4061, PG. 39,  
VOL. 5382, PG. 3865, 47112328

EASEMENTS RECORDED IN  
THE FOLLOWING VOLUME &  
PAGES TO THE BEST OF  
MY KNOWLEDGE AND BELIEF  
DO NOT EFFECT THE ABOVE  
DESCRIBED PROPERTY.  
VOL. 4061, PG. 39, CC# 2005-122989,  
2005-122990

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY TEXAS PREMIER TITLE

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.  
Scale: 1" = 30'  
Date: 04/25/19  
G. F. No.: 33000416FR  
Job no.: 201902597  
Drawn by: JM

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.  
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR TEXAS PREMIER TITLE

ACCEPTED BY: \_\_\_\_\_

TEXAS PREMIER TITLE

**LEGEND**

WOOD FENCE	---	TEXT	█
CHAIN LINK	---	IMPROVEMENTS	█
IRON FENCE	---	BOUNDARY LINE	---
WIRE FENCE	---	EASEMENT SETBACK	---
	---	RESIDENCE	█
MRD - MONUMENTS OF RECORD DIGNITY	○		
1/2" IRON ROD FOUND	○		
1/2" YELLOW-CAPPED IRON ROD SET	○		
SET "X"	○		
FOUND "X"	○		
5/8" IRON ROD FOUND	○		
POINT FOR CORNER	○		
- CABLE	○	E - ELECTRIC	○
- CLEAN OUT	○	PE - POOL EQUIP	○
- GAS METER	○	- POWER POLE	○
- FIRE HYDRANT	○	- TELEPHONE	○
- LIGHT POLE	○	W - WATER METER	○
- MANHOLE	○	- WATER VALVE	○

(UNLESS OTHERWISE NOTED)

