

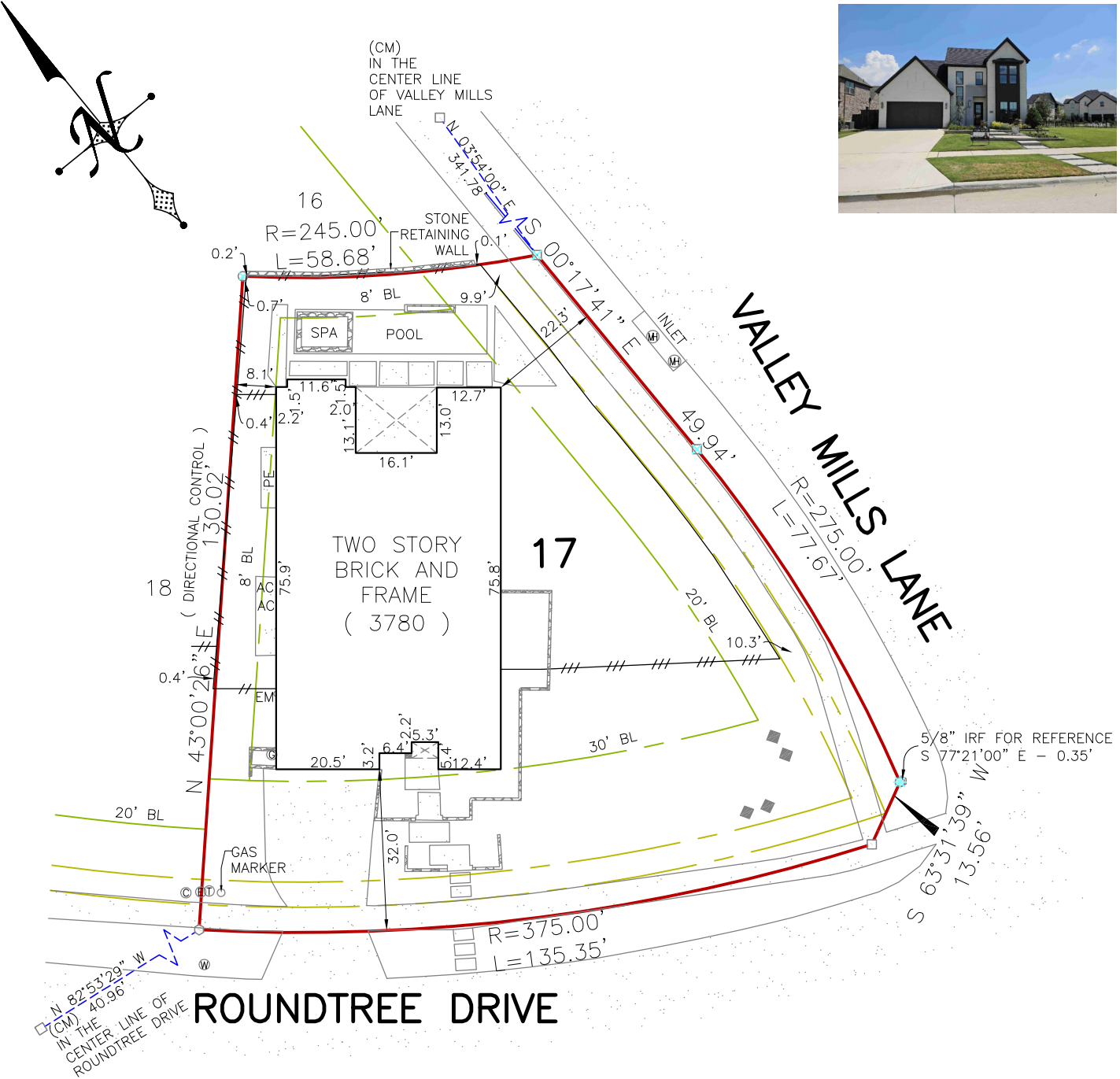
2701 SUNSET RIDGE DRIVE, STE. 303
ROCKWALL, TEXAS 75032

FIRM REGISTRATION NO. 10194366

SURVEY PLAT



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. 3780 ROUNDTREE DRIVE, in the City of PROSPER, Texas. Being Lot 17, Block B, of Windsong Ranch Phase 5B, an Addition to the Town of Prosper, Denton County, Texas, according to the Plat Recorded in Volume 2019, Page 498, Plat Records, Denton County, Texas.



PROPERTY SUBJECT TO
EASEMENTS & RESTRICTIONS

Clerk's File No(s). 2014-20239, 2014-20367, 2014-20640, 2015-16009, 2015-16634, 2015-55927, 2016-15669, 2016-1570, 2016-1571, 2016-1572, 2017-158306, 2018-24142, 2018-98714, 2019-157670, 2019-157671, 2021-21467, 2022-75252, 2023-136731, 2024-24991, 2015-13549

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 LAWYERS TITLE 1 COWBOYS
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 30'
Date: 07/10/2024
G. F. No.: 1900182401122
Job no.: 202405748
Drawn by: JSR

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
LAWYERS TITLE 1 COWBOYS

ACCEPTED BY: _____



LEGEND	
WOOD FENCE	IRON FENCE
CHAIN LINK	WIRE FENCE
BOUNDARY LINE	EASEMENT SETBACK
CM - CONTROLLING MONUMENT	MRD - MONUMENTS OF RECORD DIGNITY
1/2" IRON ROD FOUND	1/2" YELLOW-CAPPED IRON ROD SET
SET 'X' FOUND 'X'	3/8" IRON ROD FOUND
5/8" IRON ROD FOUND	POINT FOR CORNER
PE - POOL EQUIP	ELECTRIC METER
CABLE	ELECTRIC
CLEAN OUT	PE - POWER POLE
GAS METER	TELEPHONE
FIRE HYDRANT	WATER VALVE
LIGHT POLE	WATER VALVE
MANHOLE	(UNLESS OTHERWISE NOTED)

