

 Arthur Surveying Co., Inc.
Professional Land Surveyors

P.O.Box 54 - Lewisville, Texas 75067
Office: (972) 221-9439 Fax: (972) 221-4675

BUILDER'S AND SURVEYOR'S GRADE CERTIFICATE

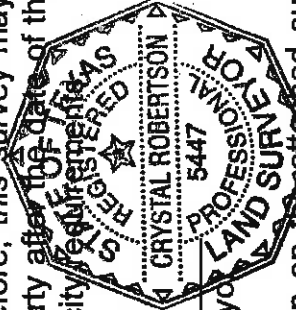
Prepared For: GRAND HOMES Enrollment No. _____

ADDRESS: 2620 MEADOW RIDGE DRIVE

Being Lot 11 Block D of GENTLE CREEK ESTATES PHASE FOUR an addition to the City of PROSPER Collin County, Texas according to the Plat thereof recorded in Volume P, Page 630, of the Map Records Collin County, Texas.

The elevations and drainage patterns shown on the attached survey plat are the result of an on the ground survey performed on the date shown, and accurately depict the elevations, as they existed on the date of said survey. The relative elevations depicted may change subsequent to the date hereof, due to the subsidence or upheaval of the soil, addition or removal of soil by acts of man, erosion, wind, water or other factors. Therefore, this survey may not accurately depict the elevations and drainage pattern of the above property after the date of the survey. This does not in any way certify that drainage is adequate or meets city requirements.


Registered Professional Land Surveyor




06-27-2005
Date of Survey

The elevations and drainage pattern on the attached survey plat are the Registered Professional Land Surveyor's findings of the finished ground grades around your residence on the date shown above. You, the homeowner, must maintain these elevations and grades to properly drain the water away from the house. The builder of your residence will not be responsible for any damage to your home caused by changing of the final grades.

In addition, the homeowner's warranty of your residence provided by your builder with not cover structural damage caused as a result of changes made in the finish drainage grades. Therefore, it is your responsibility to maintain the grades as set by the builder and as shown herein by the surveyor.

By: _____
Builder


Buyer

By: _____
Builder


Buyer

SURVEY PLAT

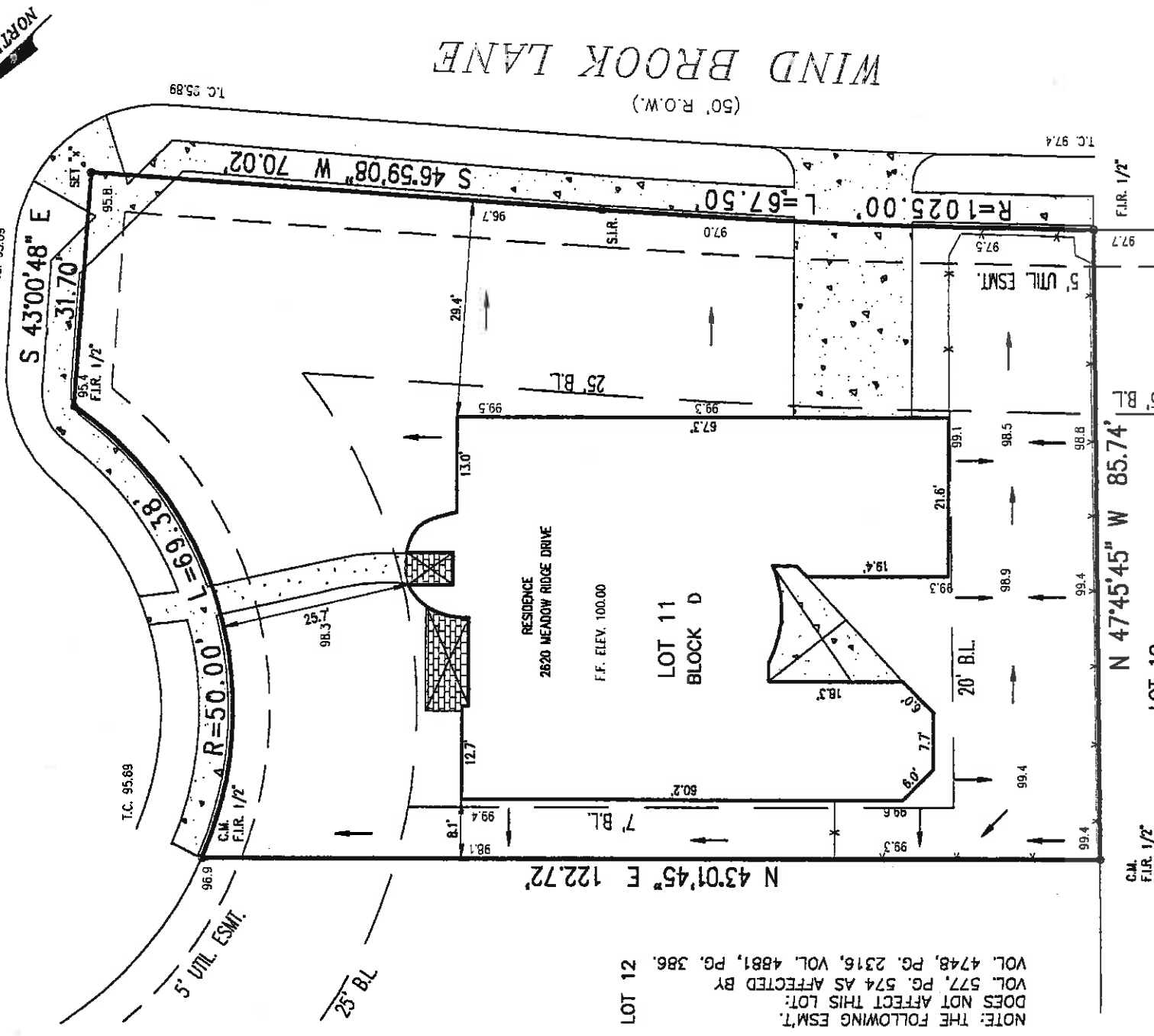
THIS IS TO CERTIFY THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF THE PROPERTY LOCATED AT NO. 2620 MEADOW RIDGE DRIVE ; IN THE TOWN OF PROSPER , TEXAS, DESCRIBED AS FOLLOWS:

LOT NO. 11 , BLOCK NO. D OF GENTLE CREEK ESTATES PHASE FOUR AN ADDITION TO THE TOWN OF PROSPER , COLLIN COUNTY, TEXAS ACCORDING

TO THE PLAT THEREOF RECORDED IN VOLUME P , PAGE 630 MAP RECORDS, COLLIN COUNTY, TEXAS.

NOTE: BEARINGS PER PLAT. ALL CORNERS ARE 1/2" IRONS UNLESS OTHERWISE SHOWN. ELEVATIONS SHOWN HEREON ARE RELATIVE NOT M.S.L. C.M.=CONTROLLING MONUMENT; F.I.R.=FOUND IRON ROD; S.I.R.=1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED "ARTHUR SURVEYING COMPANY" F.I.P.=FOUND IRON PIPE; F.C.P.=FENCE CORNER POST. (50' R.O.W.)

MEADOW RIDGE DRIVE



LOT 12
VOL. 4748, PG. 2316, VOL. 4881, PG. 386.
DOES NOT AFFECT THIS LOT.
NOTE: THE FOLLOWING ESM'T.

TO THE LENDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO CHICAGO TITLE G.F. NO. 8008276 THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND, TO THE BEST OF MY KNOWLEDGE, THAT THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHT OF WAY THAT I HAVE BEEN ADVISED OF EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY. FLOOD NOTE: IT IS MY OPINION THAT THE PROPERTY DESCRIBED HEREIN IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 480141-0260-G. PRESENT EFFECTIVE DATE OF MAP JAN. 19, 1996, HEREIN PROPERTY SITUATED WITHIN ZONE X (UNSHAPED)

DATE: JUNE 27, 2005 SCALE: 1" = 20' A.S.C. NO.: G2411159 DRAWN BY: D.M.

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