

REFERENCE NO: 139144
 TITLE CO: FIRST AMERICAN
 BUILDER: STANDARD PACIFIC
 DATE: 01-07-14

CF# 1886860-FW26
 PURCHASER: KIM

SEC F.M. 423 & OLD NEWMAN
 DOCUMENT NO. 2009-39
 ZONING: C-1 (W/S-1710)

1/2" I.R. FND.
 (STAMPED CORWIN)

N 00°18'50" W 67.00'

LOT 7

20' B.L.

S 89°41'10" W 120.00'

8
 2012-295

DIRECTIONAL CONTROL LINE
 N 89°41'10" E 118.32'

6
 2012-295

20' BUILDING LINE

5' GARAGE SETBACK
 (MEAS. FROM BUILDING FACADE)

25' GARAGE BUILDING LINE

5/8" FND DOWDY

8471 PITKIN ROAD
 (60' RIGHT-OF-WAY)

SCALE: 1"=20'

SUBJECT TO: RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B, OF THE TITLE COMMITMENT REFERENCED BY G.F. NUMBER HEREON.

SUBJECT TO: BLANKET ESM'T. TO DENTON COUNTY ELECTRIC COOPERATIVE, INC. RECORDED IN 339/34, 402/202, 403/440, 403/503, 401/370, RPRDCT.

The following easements do not affect:
 401/47, 402/174, 2010-91046,
 2011-17616, 2012-01306, RPRDCT.

NOTE: BASIS OF BEARINGS FOR THIS SURVEY FROM DATA PROVIDED BY THE RECORDED PLAT.

PROPERTY DESCRIPTION: Lot 7, Block G, Phillips Creek Ranch, Phase 2, an Addition to the City of Frisco, Denton County, Texas, according to the plat recorded in Document Number 2012-295, Plat Records, Denton County, Texas.

SURVEYOR'S STATEMENT.

The undersigned Registered Professional Land Surveyor has prepared this survey for the exclusive use of the hereon named home builder and title company only. The undersigned acknowledges that; this survey was conducted by the surveyor or under his supervision on the date shown hereon; this plat of survey and the property description set forth hereon are an accurate representation of facts found at the time of an actual on-the-ground survey; there are no visible, above ground encroachments, or protrusions, except as shown. The use of this survey by any parties other than those named above for any other purposes shall be at the user's own risk and any loss resulting there from shall not be the responsibility of the undersigned. Unauthorized use is not permitted without the express written permission of Dowdy Land Surveyors, Inc.

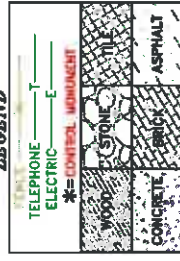


Robert W. Bryan

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CHECKED BY: *DM*
 DRAWN BY: DM

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UTILITY LEGEND

GAS METER:	CABLE BOX:	⊙
TEL. PED:	ELEC. BOX:	⊠
FIRE HYDRANT:	TRANSFORMER:	⊠
LIGHT POLE:	SIGN:	⊙

