



LEGEND

| | |
|-----|--------------------------------|
| BLW | RIGHT-OF-WAY |
| SP | SPALLS |
| ST | TYPICAL |
| BL | ACRES |
| BL | BUILDING LINE |
| BL | COMMERCIAL HUMANENH |
| BL | COMMON AREA |
| BL | UTILITY EASEMENT |
| BL | WATER EASEMENT |
| BL | IRON ROD FOUND |
| BL | CONCRETE PILES RECORDS COLLN |
| BL | CONCRETE |
| BL | 1/2" (3/4") HDG W/ PLASTIC CAP |
| BL | STAMPED "NOTES SURVEYING INC" |

BASE EASINGS (FT)

| | |
|---|---------------------|
| BUILDING YARD AND SETBACKS (TYPICAL ALL LOTS) | 20' |
| MINIMUM FRONT YARD | 20' |
| MINIMUM REAR YARD | 10' |
| MINIMUM EXTERIOR SIDE YARD | 5' |
| MINIMUM INTERIOR SIDE YARD | 10' (IF APPLICABLE) |
| MINIMUM PARKING | 2 PER DWELLING UNIT |

UTILITY EASEMENT DETAIL (NOT TO SCALE)

STREET

10' UTILITY ESMT. (TYP.)

STREET

20' BL

UTILITY ESMT. (TYPICAL)

LOT

LOT

LOT

LOT

UTILITY EASEMENT DETAIL (NOT TO SCALE)

NOTES:

- THIS DEVELOPMENT WILL NOT BE GATED.
- A MANDATORY HOMEOWNERS ASSOCIATION (H.O.A.) WILL BE CREATED AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON AREAS AND THE IF HIGH RISE/ON-BOARD FENCE WITH BRICK COLUMNS ADJACENT TO C.R. 447 AND MORNING DOVE LANE.
- SEAMINGS AND COORDINATES SHOWN HEREON FOR THE PLAT ARE CREATED FROM OUR ACTUAL FIELD SURVEY RELATED TO THE TEXAS COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4205), NAD83 GRID VALUES.
- 200' X 40'
- SPECIAL FLOOD HAZARD AREA INDICATED BY 100-YEAR FLOOD AND BASE FLOOD ELEVATIONS DETERMINED.
- ZONE "X" (SHRIMP)
- AREAS DETERMINED TO BE OUTSIDE 200-YEAR FLOODPLAIN.
- ALL LOTS MEET THE MINIMUM REQUIREMENTS OF FRONTS.
- SELLING A PORTION OF THIS SECTION BY METELS AND SURVEYS IS A VIOLATION OF CITY ORDINANCE AND SHALL BE PENALIZED AS SUITS, 10' FINES AND WITHHELDING OF UTILITIES AND BUILDING PERMITS.

1) 10' DRAINAGE & UTILITY EASEMENT (ABANDONED BY THIS PLAT)

2) 10' DRAINAGE & UTILITY EASEMENT (ABANDONED BY THIS PLAT)

STATE OF TEXAS, COUNTY OF DALLAS

LETITIA HENRY, COUNTY CLERK OF DALLAS COUNTY

BY OFFICE AND SEAL RECEIVED IN THE PLAT RECORDS OF DALLAS COUNTY, TEXAS, THIS 28th DAY OF JULY, 2023.

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DATE OF RECORDING: 07/28/2023

BY: [Signature]

PLAT NO. 202312401000430

DATE: 07/28/2023

OWNER: PROBLETS TOWNHOMES, LLC (31 PANASCORE COVE, SHAKY SPRINGS, TEXAS 75088)

ENGINEER: BROOKS ENGINEERING, LLC (10614 N. CENTRAL EXPRESSWAY, DALLAS, TEXAS 75243)

CONTRACTOR: PHILIP FIBER (TEL: (214) 974-1190)

FINAL PLAT

QUAIL RIDGE TOWNHOMES

PHASE 1

0.054 ACRES

A REPLAT OF

LOTS 7-18, BLOCK A

QUAIL RIDGE ESTATES

CITY OF THE

HARDIN WRIGHT SURVEY, ABSTRACT NO. 907

CITY OF PRINCETON, COLLIN COUNTY, TEXAS

ZONED PLANNED DEVELOPMENT #20

APRIL 24, 2023

SHEET 1 OF 2

NOTES SURVEYING COMPANY - TPLS FIRM NO. 10013600
 10604 N. CENTRAL EXPRESSWAY, DALLAS, TEXAS 75243
 PH. (469) 333-8831; cody@notesurveying.com
 PROJECT NO. 2019_05

