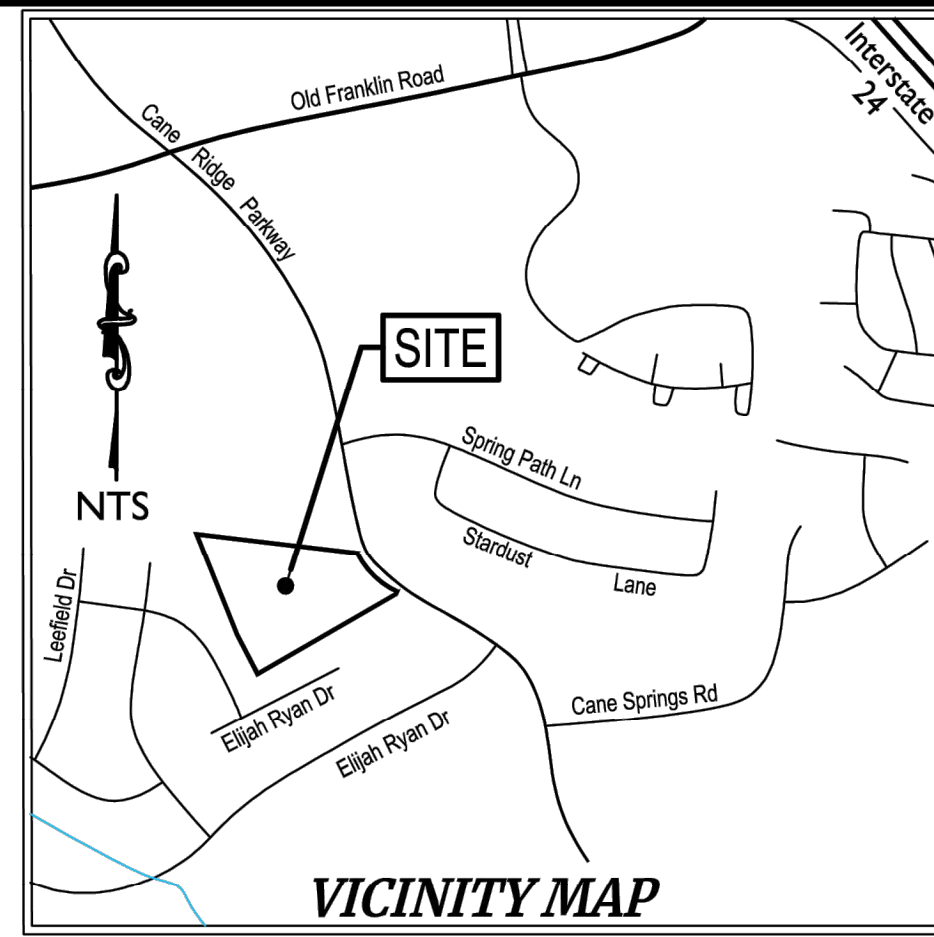


GENERAL NOTES

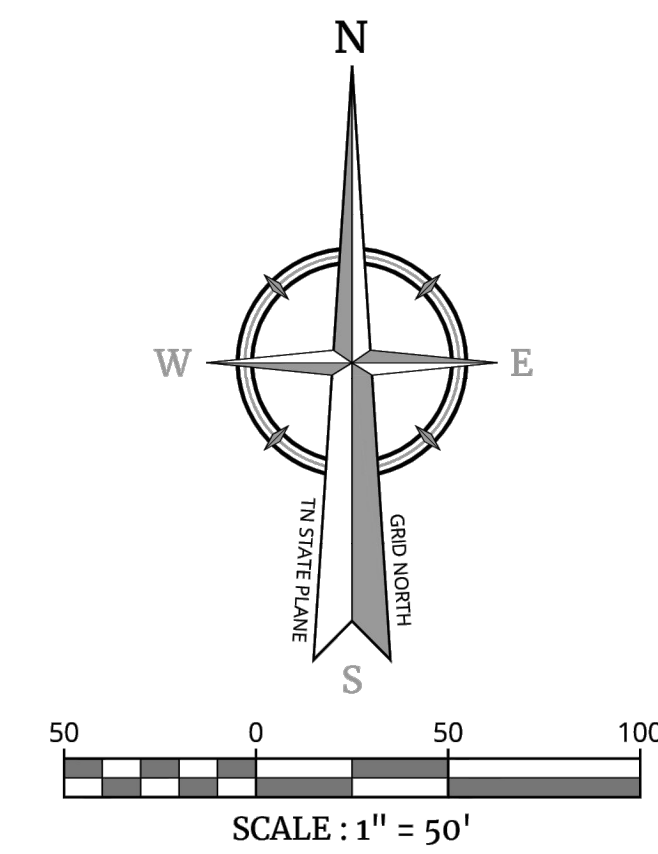
- 1. Bearings and coordinates shown hereon are based on Tennessee State Plane NAD83. All distances are Grid distances in US Survey Feet.
2. It has been determined the Subject Property is not affected by floodways or floodplain per as per the following: Flood Insurance Rate Map, FIRM, Map Number 47037C0394H, revised April 5, 2017. The Subject Property is in Zone X (area outside the 0.2% annual chance of flood) per the aforesaid FIRM.
3. Metro Water Services does not show sanitary sewer lines on or adjacent to the Subject Property. It is assumed the Subject Property connects to Metro's sewer system through the subdivision to the south.
4. The drain shown crossing the northwest corner of the Subject Property may be subject to easements and/or buffers by Metro Water Services. No records of said easements or buffers were provided or discovered.
5. The use of the word "certify" or "certification" constitutes an expression of professional opinion regarding those facts or findings which are the subject of the undersigned professional's knowledge, information, and belief, and in accordance with the commonly accepted procedure consistent with the applicable standards of practice, and does not constitute a warranty or guarantee either expressed or implied.

GPS SURVEY NOTES:
(A) TYPE OF SURVEY PERFORMED: REAL TIME KINEMATIC USING TRIMBLE R980
(B) RELATIVE POSITIONAL PRECISION: 0.06 FEET
(C) DATE OF SURVEY: JUNE 4, 2025
(D) DATUM/EPOCH: NAD83 (2011), EPOCH 2010.0
(E) PUBLISHED/FIXED CONTROL USED: TDOT DISTRICT 31 (TN31)
(F) GEOID MODEL: GEOID 18
(G) COMBINED SCALE FACTOR: 0.999926955



NOTES REQUESTED BY LEGAL TEAM

- 1. The survey and the information, courses, and distances shown hereon are accurate.
2. The record description of the subject property forms a mathematically closed figure.
3. Possible Encroachments:
(A) Utility Pole and Guy Anchors on Subject Property.
(B) Wire fence does not correspond with property line.
Other than the matters mentioned above, the surveyor did not observe improvements that appeared to be encroachments - neither improvements on the subject property nor improvements on adjoining properties.
4. There was no evidence of recent earth moving work, building construction, or building additions observed in conducting the fieldwork.
5. No evidence of use of premises as solid waste dump, sump or sanitary landfill was observed during the process of surveying the property.
6. Site has direct physical access to Cane Ridge Road, being an improved public right of way.
7. There are no observed evidence of cemeteries and burial grounds on the property.
8. The land shown hereon and the adjacent parcels of land, where they share a common boundary line, are contiguous with no gaps, gores, hiatus, or overlaps.
9. Surveyor is unaware of proposed changes in street right of way lines, and no such information was made available to the surveyor. Furthermore, there was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork. It is possible or likely that Metro Nashville will request a right-of-way dedication along Cane Ridge Road, if the Subject Property is submitted for development.



EXISTING SITE DATA

Address: 5683 Cane Ridge Road, Antioch, TN 37013
Metro Parcel ID: 17400008300
Owner: Larry Doochin
Deed Of Record in Instrument No. 2011123-0091827
Register's Office for Davidson County Tennessee

TOTAL AREA
289,122± SQUARE FEET OR
6.637 ACRES MORE OR LESS

PROPERTY DESCRIPTION FROM TITLE COMMITMENT

Beginning at an iron rod set at the intersection of the southerly property line of the property of Bruce F. Burgess, et ux, as of record in Deed Book 5939, Page 685, at the Register's Office for Davidson County, Tennessee, and the westerly right of way line of Cane Ridge Road, 50 feet in width, said iron rod being located at N: 6160484280. E: 17774403976 Tennessee State Plane Coordinate System (NAD-83) 1990 which was obtained by GPS observation.
Thence with the westerly right of way line of Cane Ridge Road along a curve to the left, with an arc length of 255.86 feet, the radius of which is 372.00 feet, the central angle of which is 39 deg. 24 min. 31 sec., the chord of which is south 46 deg. 22 min. 16 sec. east, 250.83 feet to an iron rod set.
Thence with a severance line through the property of James R. Kieffer, et al, as of record in Deed Book 4799, Page 492, at the Register's Office for Davidson County, Tennessee, south 60 deg. 07 min 07 sec west, 710.57 feet to an iron rod set, thence north 27 deg 43 min 15 sec west, 193.25 feet to an iron rod set.
Thence north 21 deg 58 min 04 sec west, 472.87 feet to an iron rod set in the southerly property line of said Bruce F. Burgess, at ux.
Thence with the southerly property line of Bruce F. Burgess, at ux, south 83 deg 17 min 22 sec east, 706.16 feet to the point of beginning, containing 289,131 square feet (6.637 acres more or less).
The legal description contained herein is the same as that contained in a survey prepared by Jimmy W. Springer, License No. 825, Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville Tennessee 37204, dated February 5, 1999.
Being the same property conveyed to Larry Doochin by Warranty Deed from Granville E. Williams, Jr., unmarried, dated 11/23/2011, of record in instrument 20111230091827, Register's Office for Davidson County, Tennessee.

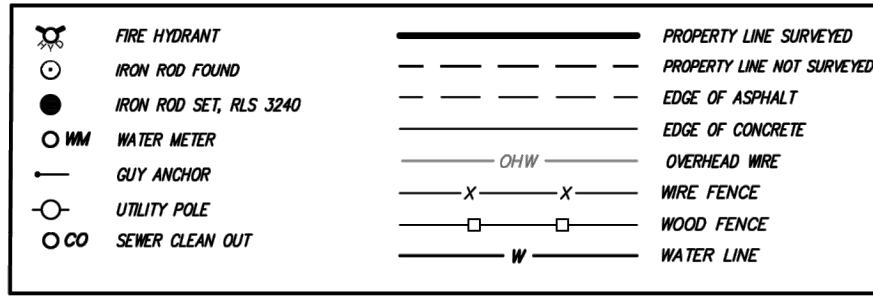
NOTE REGARDING PROPERTY DESCRIPTION:

The subject property is the same property described in the title commitment.

PROPERTY DESCRIPTION WRITTEN FROM SURVEY

Being a tract of land lying in Davidson County, Tennessee and being more particularly described as follows.
Beginning at an iron rod set on the westerly right-of-way line of Cane Ridge Road, width varies, at a corner common with the property conveyed to Bruce F. Burgess, Et Ux deed of record in Book 5939, Page 685; said iron rod having TN State Plane coordinates of N: 616047.90 E: 1777440.73;
Thence along the westerly right-of-way line of Cane Ridge Road with a curve to the left having a radius of 372.00 feet, a curve length of 255.84 feet, a central angle of 39 deg 24 min 16 sec, and a chord bearing and distance of South 46 deg 21 min 45 sec East, 250.83 feet to an iron rod set at a corner common with Open Space B and P.U.D.E. as shown on the plat of record in instrument Number 20000825-0083988; aforesaid plat being titled Cane Ridge Farms, Phase One;
Thence leaving the westerly right-of-way line of Cane Ridge Road with the northerly line of said Cane Ridge Farms, Phase One, South 60 deg 07 min 08 sec West, 61.09 feet to an existing iron rod with Dale and Associates Cap; said iron rod being at a corner common with Future Phase of Cane Ridge Farms, Phase III, Section 2 of record in instrument Number 20180730-0074028;
Thence with said Future Phase, South 60 deg 10 min 14 sec West, 318.83 feet to an existing iron rod with Dale and Associates cap at a corner common with Open Space B and P.U.D.E. on said Cane Ridge Farms, Phase III, Section 2;
Thence continuing first with the aforesaid Open Space B, Cane Ridge Farms, Phase III, Section 2, and then second with the northerly line of Open Space, Cane Ridge Farms, Phase III, Section 1 of record in instrument Number 20070703-0079200, South 60 deg 03 min 20 sec West, 330.73 feet to an existing iron rod, 1/2 inch with no cap;
Thence with the easterly line of said Open Space, Cane Ridge Farms, Phase III, Section 1 for the following two calls: North 27 deg 42 min 13 sec West, 193.31 feet to an existing iron rod with Cherry cap, and North 21 deg 57 min 18 sec West, 473.06 feet to an existing iron rod with Cherry cap on the southerly line of the aforesaid property conveyed to Bruce F. Burgess, Et Ux;
Thence with the southerly line of Burgess, South 83 deg 16 min 32 sec East, 706.20' to the point of beginning containing 289,122 square feet or 6.637 acres more or less.
Being the same property conveyed to Larry Doochin of record in instrument Number 2011123-0091827 all in the Register's Office for Davidson County, Tennessee.
The above description was written from a survey prepared by Colliers Engineering & Design, Inc.; dated June 18th, 2025; and certified by Nathan J. Hart, TN RLS 3240.

LEGEND



NOTES REGARDING PUBLIC UTILITIES

This survey does not include comprehensive information regarding existing utilities. Utilities shown hereon were taken from visible structures and other sources available to me at this time. Verification of existence, size, location and depth should be confirmed with the appropriate utility sources.

SCHEDULE B, PART II - EXCEPTIONS

- 9 Grant of Transmission Line Easement of record in Book 4428, Page 565, Register's Office for Davidson County, Tennessee. Transmission Line Easement does not affect the Subject Property.
10 Easement for the flow of a Creek. There is a small creek or drain crossing the northwest corner of the Subject Property. Aforesaid drain is shown in this survey - please see General Note 4.
11 Title to that portion of the Land, if any, embraced within the bounds of any streets, roads and/or highways. Metro Nashville could require the dedication of a public right-of-way along Cane Creek Road. The right-of-way of Cane Creek is shown per deeds and plats of public record.

SURVEYOR'S CERTIFICATION:

To: Stewart Title Guaranty Company and Meritage Homes of Tennessee, Inc.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 13 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 12, 2025.
FURTHERMORE, I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; APPROVED MONUMENTS HAVE BEEN PLACED AS INDICATED; THIS SURVEY WAS ACTUALLY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION; AND THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS FOR A CATEGORY IV PURSUANT TO CHAPTER 0820-03-07 (5), OF THE DEPARTMENT OF INSURANCE STANDARDS OF PRACTICE FOR LAND SURVEYORS.

Nathan J. Hart TN No. 3240

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811 logo and contact information: FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

Table with columns: DATE, DRAWN BY, DESCRIPTION, REV. (Revision table for drawing tracking)

Hart, Nathan J. Tennessee Registered Land Surveyor License Number: 3240, Colliers Engineering & Design, Inc. T.N. Firm Reg. #: 9242

ALTA/NSPS LAND TITLE SURVEY FOR Meritage Homes

Stewart Title Company Commitment Date: May 15, 2025 Commitment Number: 2628508

Colliers Engineering & Design logo and address: 5141 Virginia Way, Suite 420, Brentwood, TN 37027

ALTA/NSPS LAND TITLE SURVEY 1 of 1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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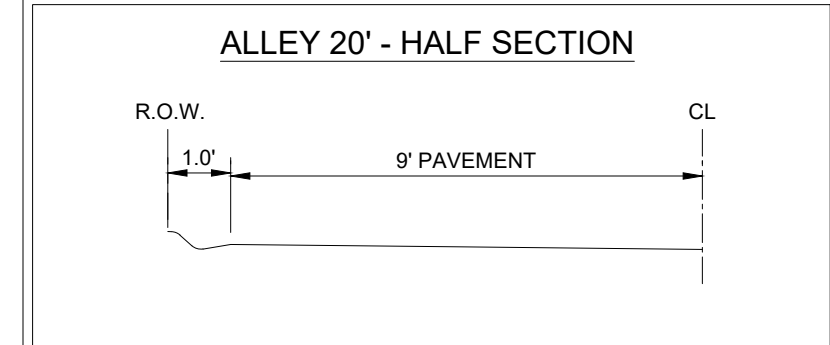
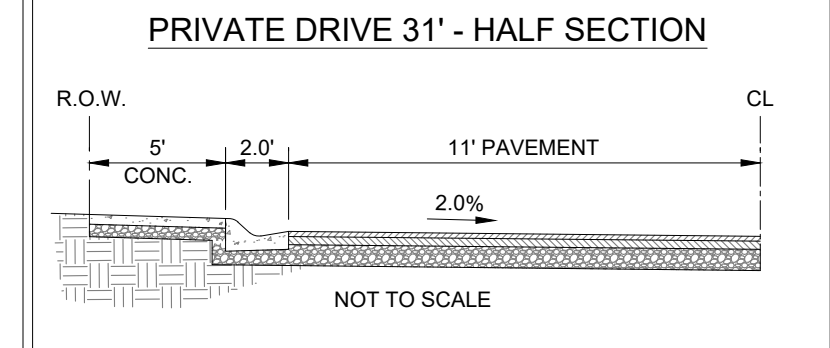
PARCEL ID 17400015800
BRUCE F. BURGESS, ET UX
DEED BK 5939, PG 685



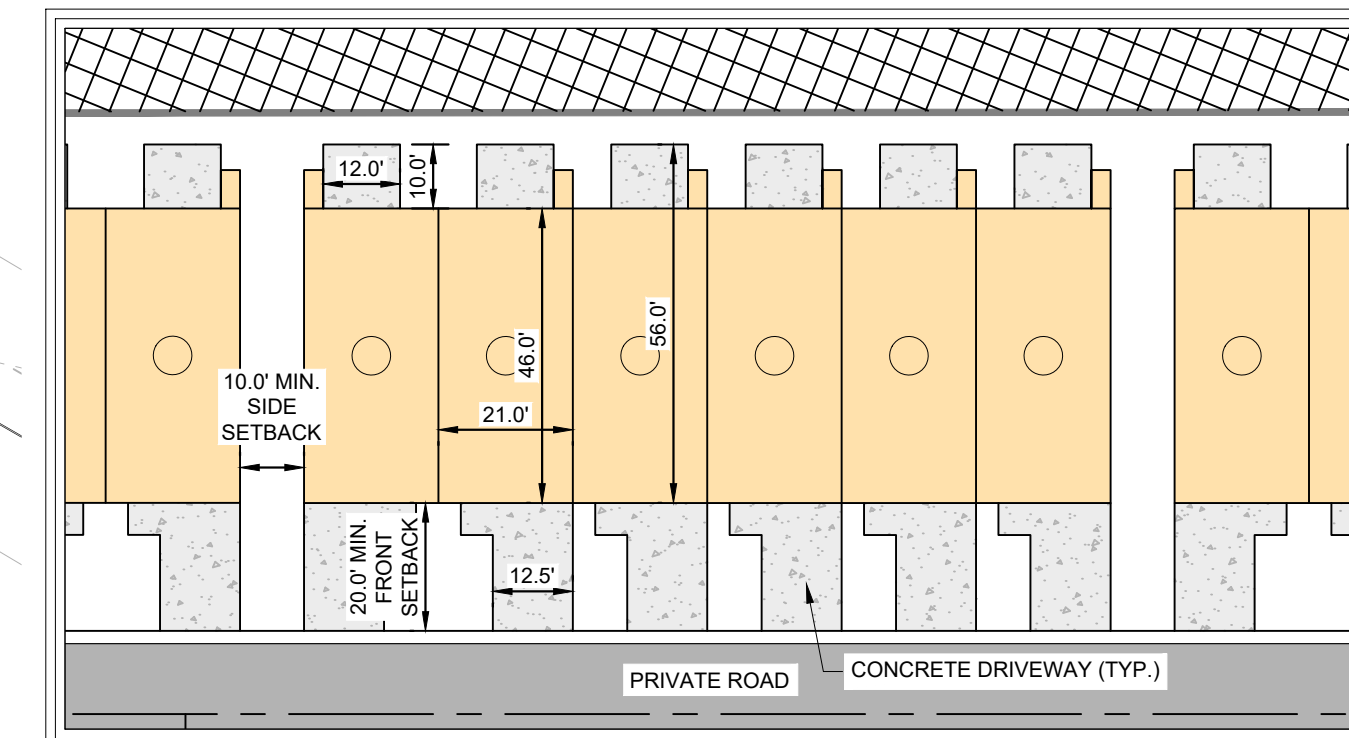
PRODUCT LEGEND	
	FL SLAB ON GRADE TOWNHOME (UNITS 1-44) (21' x 46' TYP.)
	RL SLAB ON GRADE TOWNHOME (UNITS 45-62) (21' x 55' TYP.)
	RL BASEMENT TOWNHOME (UNITS 63-68) (21' x 41' TYP.)

PHASING NOTE
THIS DEVELOPMENT TO BE CONSTRUCTED IN ONE PHASE

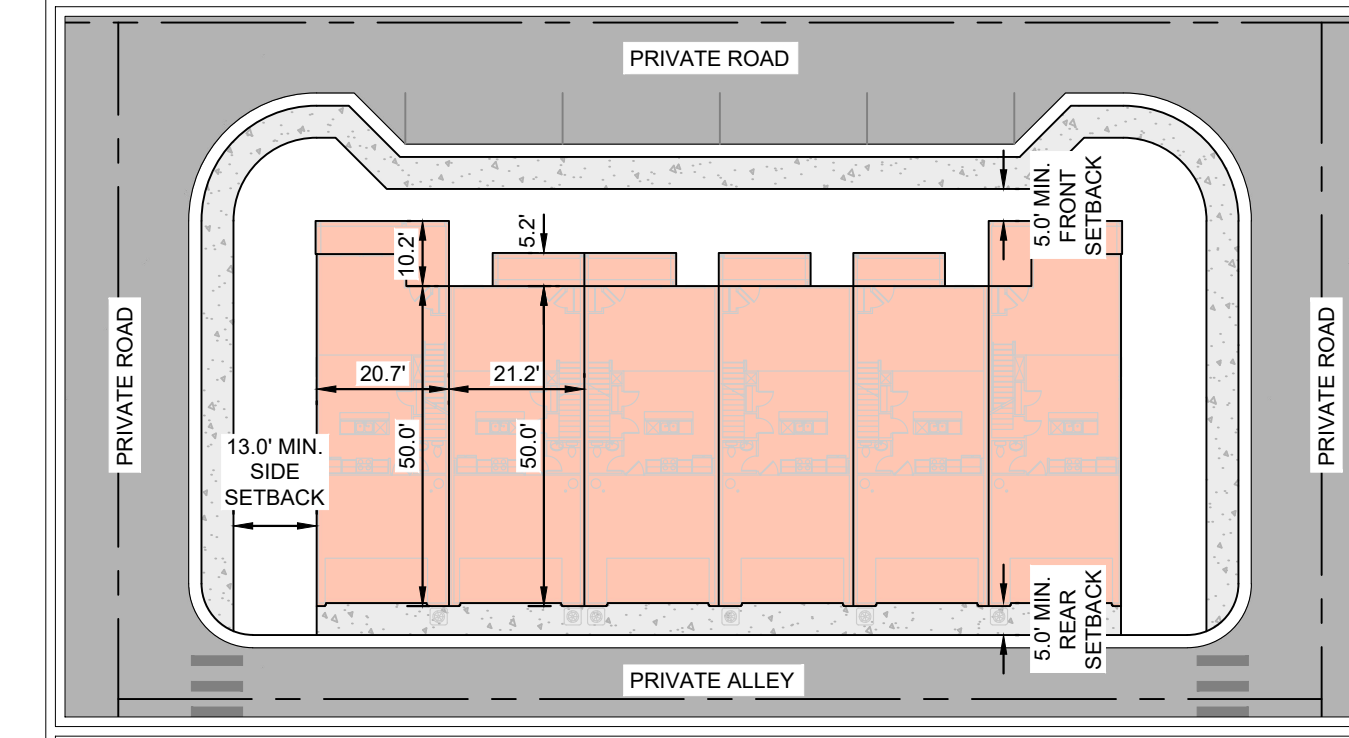
R.O.W. DEDICATION NOTE	
TOTAL SITE AREA:	6.64 AC
R.O.W. DEDICATION:	0.09 AC
CORRECTED LOT AREA:	6.55 AC



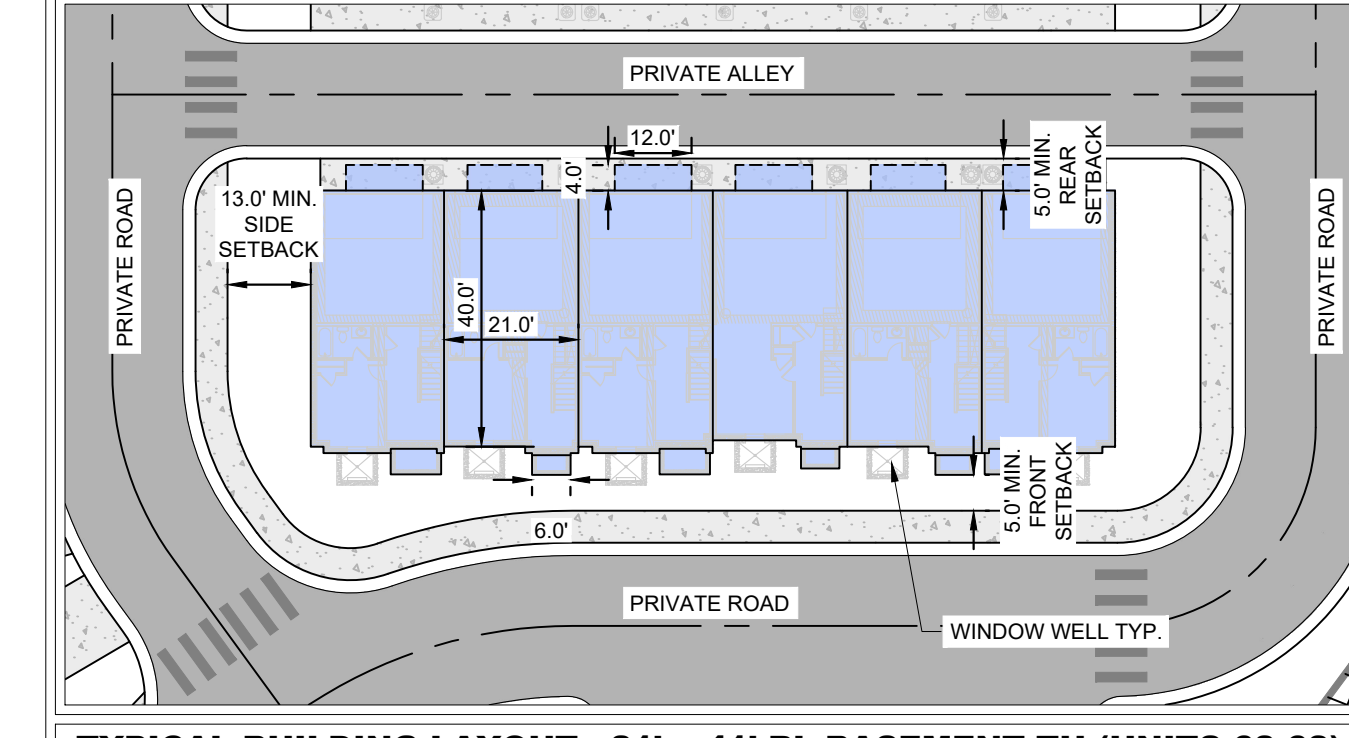
SITE DATA TABLE	
CURRENT CASE #:	2026SP-008-001
PARCEL #:	17400008300
LOCATION:	5683 CANE RIDGE ROAD ANTIOCH, TN
TOTAL SITE ACREAGE:	6.64 ACRES
EXISTING LAND USE:	RESIDENTIAL
FUTURE LAND USE:	MULTIFAMILY
ZONING:	AR2A
EXISTING OVERLAY:	SP
PROPOSED OVERLAY:	T3 NE
DENSITY - PROPOSED:	TOWNHOMES
FL SLAB ON GRADE TH:	44 UNITS
RL SLAB ON GRADE TH:	18 UNITS
RL BASEMENT TH:	6 UNITS
TOTAL UNITS:	68 UNITS
DENSITY:	10.24 UNITS/ACRE
TYPICAL SETBACKS:	
MIN. FRONT YARD:	5 FT.
MIN. BLDG. SEPARATION:	10 FT.
MIN. REAR YARD:	5 FT.
PROPOSED OVERALL AREA:	6.44 ACRES
DISTURBED AREA:	3.44 ACRES
IMPERVIOUS AREA:	3.11 ACRES
PERVIOUS AREA:	3.11 ACRES
DEDICATED R.O.W. AREA:	0.09 ACRES
OPEN SPACE (PASSIVE):	3.11 ACRES
PARKING GARAGE:	92 SPACES
DRIVEWAY:	44 SPACES
ON STREET:	34 SPACES
PROVIDED:	170 SPACES
REQUIRED:	170 SPACES (2.5 PER UNIT)
*ALL TOWN HOMES ARE 3-BEDROOM UNITS	
MAX HEIGHT:	3 STORIES / 35'
GENERAL NOTES:	
1.	ALL PRIVATE DRIVES SHALL BE MAINTAINED BY THE H.O.A.
2.	ALL PRIVATE OPEN SPACE IS TO BE MAINTAINED BY THE HOA.
3.	ALL SITE PLAN, ZONING AND STREAMWETLAND INFORMATION UTILIZED IN THE PREPARATION OF THIS PLAN IS CONSIDERED TO BE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE AND FINAL VERIFICATION



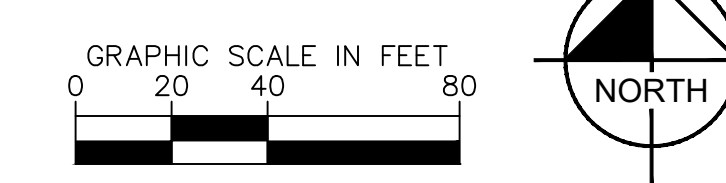
TYPICAL BUILDING LAYOUT - 21' x 46' FL TH (UNITS 1-44)
SCALE: 1"=30'



TYPICAL BUILDING LAYOUT - 21' x 55' RL TH (UNITS 45-62)
SCALE: 1"=30'



TYPICAL BUILDING LAYOUT - 21' x 41' RL BASEMENT TH (UNITS 63-68)
SCALE: 1"=30'



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5683 CANE RIDGE ROAD
MERITAGE HOMES
ANTIOCH, TENNESSEE

**DRAFT
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PLANS**
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NO.	DATE	BY	REVISIONS
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DESIGNED BY: WSI
DRAWN BY: HNL
CHECKED BY: JLR
DATE: 03/18/2026
KIMLEY-HORN PROJECT NO. 118166036

SITE LAYOUT - OVERALL
SHEET NUMBER
C2-00

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PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION
CANOPY TREES						
	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	AS SHOWN	2.5" CAL. 12'-14" MIN. HT.	B&B	FULL CANOPY, M
	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	ROUND-LOBED SWEET GUM	AS SHOWN	2.5" CAL. 12'-14" MIN. HT.	B&B	FULL CANOPY, M
	LIRIODENDRON TULIPIFERA 'AURO-MARGINATUM'	MAJESTIC BEAUTY® TULIP POPLAR	AS SHOWN	2.5" CAL. 12'-14" MIN. HT.	B&B	FULL CANOPY, M
	QUERCUS PALUSTRIS	PIN OAK	AS SHOWN	2.5" CAL. 12'-14" MIN. HT.	B&B	FULL CANOPY, M
	QUERCUS SHUMARDII 'OSSTH' TM	PROMINENCE SHUMARD OAK	AS SHOWN	2.5" CAL. 12'-14" MIN. HT.	B&B	FULL CANOPY, M
	ULMUS AMERICANA 'JFS-PRINCE II'	COLONIAL SPIRIT® AMERICAN ELM	AS SHOWN	2.5" CAL. 12'-14" MIN. HT.	B&B	FULL CANOPY, M
UNDERSTORY TREES						
	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	AS SHOWN	2" CAL. MIN. 8'-10" HT.	B&B	FULL CANOPY, M
	PRUNUS X YEDOENSIS	YOSHINO CHERRY	AS SHOWN	2" CAL. 8'-10" HT.	B&B	FULL CANOPY, M
EVERGREEN UNDERSTORY TREES						
	THUJA X 'GREEN GIANT'	GREEN GIANT ARBORVITAE	AS SHOWN	2" CAL. 6'-8" HT.	B&B	FULL, MATCHED
SHRUBS						
	ILEX GLABRA	INKBERRY HOLLY	3" O.C.	30" MIN. HT.	5 GAL.	MATCHED, FULL, I
GROUND COVERS						
		OPEN SPACE	AS SHOWN			

SITE DATA TABLE

885517 & S6(. 33 & 4(/ /2 & S7. 21.	200SP-009-001 1740008300 5683 CANE RIDGE ROAD ANTIOCH, TN
727\$ / 6.7(\$ & 5(\$ (. (.67.1' / \$1' 86(. }8785(/ \$1' 86(.	6.64 ACRES RESIDENTIAL MULTIFAMILY
= 21.1' EXISTING: PROPOSED: OVERLAY:	ARZA SP TS NE
'(16.7 * 352326(' . 72.1 * 20(6 FL SLAB ON GRADE TH: (21' x 48' TYP.) RL SLAB ON GRADE TH: (21' x 55' TYP.) RL BASEMENT TH: (21' x 41' TYP.)	44 UNITS 18 UNITS 6 UNITS
727\$ / 81.76 . '(16.7 < .	68 UNITS 10.24 UNITS/ACRE
7 < 3.8 & / 6(7% \$ & 8. 6 MIN. FRONT YARD: MIN. BLDG. SEPARATION: MIN. REAR YARD:	5 FT. 10 FT. 5 FT.
352326(' 29(5\$ // \$5(\$ ' 6785%(' \$5(\$ ' 03(59.286 \$5(\$ 3(59.286 \$5(\$ '(. & 57(' 5 2 : \$5(\$. 23(1 63\$ & (3366.9(6.44 ACRES 3.44 ACRES 3.11 ACRES 0.09 ACRES 3.11 ACRES
335.1' GARAGE: DRIVEWAY: ON STREET: PROVIDED: REQUIRED:	92 SPACES 44 SPACES 34 SPACES 170 SPACES (2.5 PER UNIT)
*ALL TOWN HOMES ARE 3-BEDROOM UNITS	
MAX HEIGHT:	3 STORIES / 35'
* (1(5\$ / 127(6 . 1. ALL PRIVATE DRIVES SHALL BE MAINTAINED BY THE H.O.A. 2. ALL PRIVATE OPEN SPACE IS TO BE MAINTAINED BY THE HOA. 3. ALL SITE PLAN, ZONING AND STREAM/WETLAND INFORMATION UTILIZED IN THE PREPARATION OF THIS PLAN IS CONSIDERED TO BE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE AND FINAL VERIFICATION	



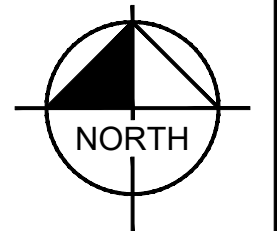
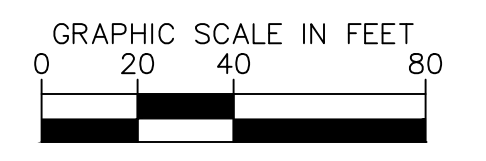
/\$1'6 & \$3(% 8)) (5
7 < 3(%
2,046 LF
90 CANOPY TREES
35 UNDERSTORY TREES
328 SHRUBS

PARCEL ID 174110A02600C0
OPEN SPACE &
P.U.D.E.
CANE RIDGE FARMS
PHASE ONE
PLAT INSTR. NO.
20000825-0083988

PARCEL ID 17400021400
REYES CONSTRUCTION, INC.
FUTURE PHASE
CANE RIDGE FARMS
PHASE III, SECTION 2
PLAT INSTR. NO. 20180730-0074028

PARCEL ID 174110C90100C0
OPEN SPACE B & P.U.D.E.
CANE RIDGE FARMS
PHASE III, SECTION 2
PLAT INSTR. NO. 20180730-0074028

COORDINATES ARE
NAD83.
ALL ELEVATIONS ARE
REFERENCED TO THE
NAVD 1988.



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NO.	DATE	BY	REVISIONS
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DESIGNED BY: WSI
DRAWN BY: HNL
CHECKED BY: JLR
DATE: 03/18/2026
KIMLEY-HORN PROJECT NO.
118166036

REAR LOAD BASEMENT TOWNHOME (UNITS 63-68) - ELEVATION 'A'



REAR LOAD BASEMENT TOWNHOME (UNITS 63-68) - ELEVATION 'B'



FRONT LOAD SLAB ON GRADE TOWNHOME (UNITS 1-44)

4-Plex Example



5-Plex Example



6-Plex Example



REAR LOAD SLAB ON GRADE TOWNHOME (UNITS 45-62)



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- Architectural Standards:**
- 1) Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing.
 - 2) Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers.
 - 3) Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass, or materials substantially similar in form and function, unless otherwise approved on detailed building elevations included with the preliminary SP.
 - 4) Porches shall provide a minimum of six feet of depth.
 - 5) A raised foundation of 18"-36" is required for all residential structures.

- Height Measurement Standard:**
- 1) Building height shall be measured from the average elevation (average of 4 most exterior corners) at the finished grade (final ground elevation). Height shall be measured to the midpoint of the primary roof pitch (the vertical distance from eave to midpoint).
 - Units 01-44: 2 Stories in 30'
 - Units 45-62: 2 Stories in 30'
 - Units 63-68: 3 Stories in 35'

Kimley»Horn
 10 Lea Avenue, Suite 400 Nashville, TN 37210
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5683 CANE RIDGE ROAD
 MERITAGE HOMES
 ANTILOCH, TENNESSEE

**DRAFT
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 PLANS
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DESIGNED BY:	WSI
DRAWN BY:	HNL
CHECKED BY:	JLR
DATE:	03/18/2026
KIMLEY-HORN PROJECT NO. 118166036	

ARCHITECTURAL
 ELEVATIONS
 SHEET NUMBER
A1-00