

PROPERTY DESCRIPTION

BEING all that certain parcel, tract or lot of land situated in the William Davis Survey in the City of McKinney, Collin County, Texas, and being all of Lot 202A, Block 35, MCKINNEY ORIGINAL DONATION, same being conveyed to Joshua Hunter, Richmond by warranty deed recorded in Instrument No. 20090424000483830, Deed Records, Collin County, Texas, and being, more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod found with yellow cap, and being the intersection of the North line of W. Davis Street (a called 40 foot right-of-way) and the East line of S. Benge Street (a called 40 foot right-of-way);

Thence North, along the East line of said S. Benge Street, a distance of 100.00 feet to a 1/2 inch iron rod found for corner, and being the Southwest corner of Lot 201B of said MCKINNEY ORIGINAL DONATION conveyed to Lazara Flores, Marlin Flores and Gregorio Flores by deed recorded in Instrument No. 94-0040318, Deed Records, Collin County, Texas;

Thence North 89 degrees 29 minutes 14 seconds East, along the South line of said Lot 201B, a distance of 60.00 feet to a 1/2 inch iron rod found with yellow cap, and being the Northwest corner of Lot 202B of said MCKINNEY ORIGINAL DONATION conveyed to W. Frank Coffman and wife, Barbara R. Coffman by deed recorded in Volume 4301, Page 2240, Deed Records, Collin County, Texas;

Thence South, along the West line of said Lot 202B, a distance of 100.00 feet to a 1/2 inch iron rod found with yellow cap, and being the Southwest corner of said Lot 202B, and being in the North line of said W. Davis Street;

Thence South 89 degrees 29 minutes 14 seconds West, along the North line of said W. Davis Street, a distance of 60.00 feet to the Point of Beginning and containing 8,000 square feet or 0.14 acres of land.

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

X *[Signature]*
 X *[Signature]*

This survey is made in conjunction with the information provided by the client. CBG Surveying, Inc. has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

Executed this 6th day of July, 2010

[Signature]
 Bryan Connelly
 Registered Professional Land Surveyor No. 5513



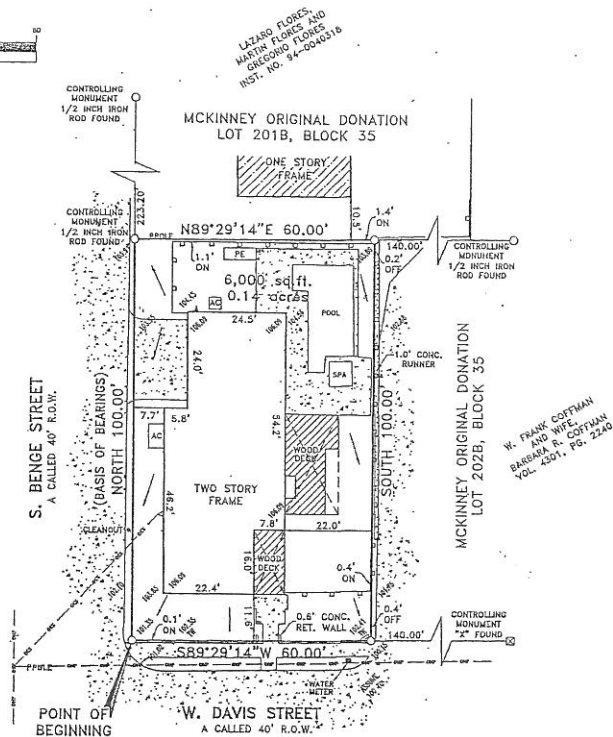
ACCEPTED BY: _____ SIGNATURE DATE SIGNATURE DATE



GRAPHIC SCALE



(IN FEET)
 1 inch = 20 ft.



GENERAL NOTES

- BEARINGS ARE BASED ON THE EAST LINE OF S. BENGE STREET PER DEED RECORDED IN INSTRUMENT NO. 20090424000483830, DEED RECORDS, COLLIN COUNTY, TEXAS. (NORTH)
- ACCORDING TO THE F.I.R.M. IN MAP NO. 480B5C0280 J, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE

REVISIONS		
DATE	BY	NOTES

LEGEND	
○	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET
□	1" IRON PIPE FOUND
□	FENCE POST CORNER
□	" FOUND / SET
▲	UNDERGROUND ELECTRIC
△	OVERHEAD ELECTRIC
●	POWER POLE
■	BRICK COLUMN
▲	A/C
■	FIRE HYDRANT
■	COVERED FENCE/POST ON EAVES/OUT
—	RES - 100' OVERHEAD ELECTRIC SERVICE
—	100' OVERHEAD POWER LINE
—	CHAIN LINK FENCE
—	WOOD FENCE
—	0.5" WOOD TYPICAL BARBED WIRE
—	1" IRON FENCE
—	PIPE FENCE
—	OVERHEAD ELECTRIC SERVICE
—	OVERHEAD POWER LINE

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FINAL SURVEY / METES AND BOUNDS
 LOT 202A, BLOCK 35, MCKINNEY ORIGINAL DONATION
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS