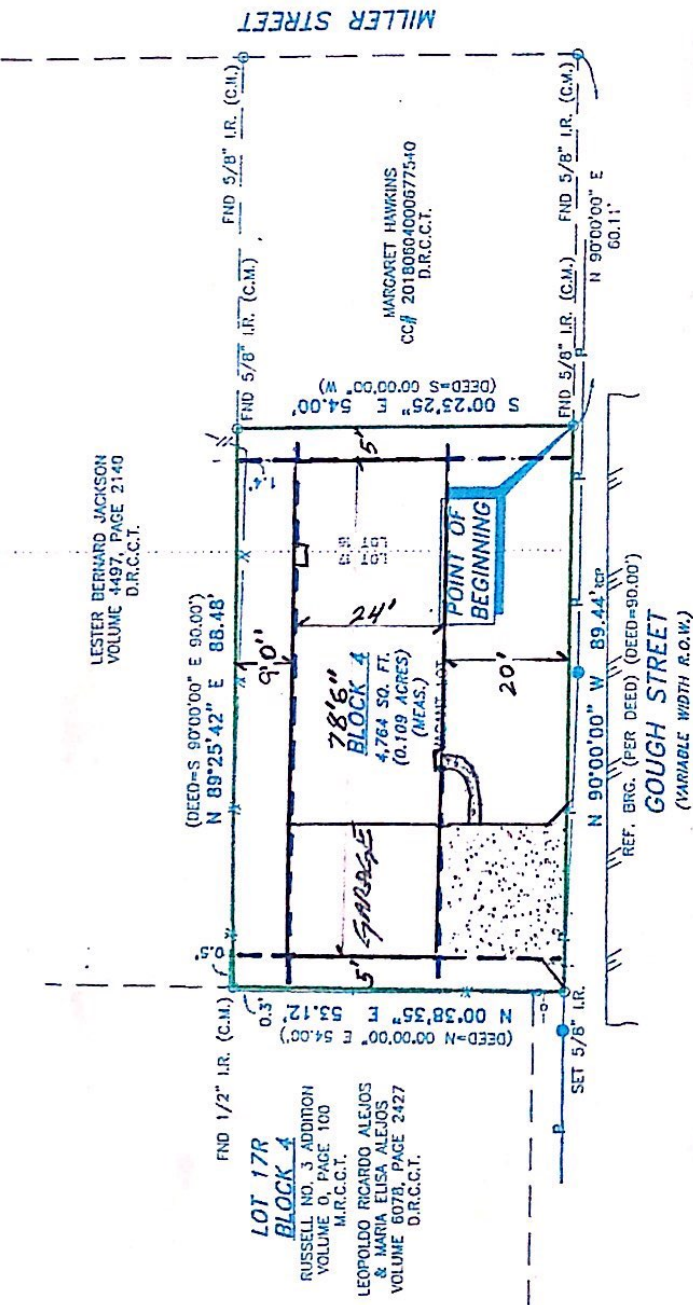


'SURVEY PLAT'



PROPERTY DESCRIPTION:
 BEING A PART OF BLOCK 4, OF W.J.S. RUSSELL'S THIRD ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 91, PAGE 238, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS, AND BEING A RESURVEY OF A TRACT OF LAND DESCRIBED IN A DEED TO DAVID CRUZ AND WIFE, ADELA CRUZ, OF RECORD IN VOLUME 4693, PAGE 2412, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF GOUGH STREET (VARIABLE WIDTH RIGHT-OF-WAY), AT THE SOUTHEAST CORNER OF SAID CRUZ TRACT, COMMON TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO MARGARET HAWKINS, OF RECORD UNDER COUNTY CLERK'S FILE NUMBER 20180504000677540, DEED RECORDS, COLLIN COUNTY, TEXAS, FROM WHICH A 5/8" IRON ROD FOUND FOR REFERENCE AT THE SOUTHEAST CORNER OF SAID BLOCK 4 BEARS NORTH 90°00'00" EAST, A DISTANCE OF 60.11 FEET, THENCE SOUTH 90°00'00" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID GOUGH STREET, A DISTANCE OF 89.44 FEET TO A 1/2" IRON ROD SET FOR CORNER AT THE SOUTHWEST CORNER OF SAID CRUZ TRACT, COMMON TO THE SOUTHEAST CORNER OF LOT 17R, BLOCK 4 OF RUSSELL NO. 3 ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 0, PAGE 100, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS;

THENCE NORTH 89°25'42" EAST ALONG THE COMMON LINE OF SAID CRUZ TRACT AND SAID JACKSON TRACT, A DISTANCE OF 88.48 FEET TO A 5/8" IRON ROD FOUND FOR CORNER AT THE COMMON NORTH CORNER OF SAID CRUZ AND HAWKINS TRACT;

THENCE SOUTH 00°23'25" EAST ALONG THE COMMON LINE OF SAID CRUZ AND HAWKINS TRACT, A DISTANCE OF 54.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 4,764 SQUARE FEET OR 0.109 ACRES OF LAND.

SURVEY EXAMINED AND ACCEPTED BY PURCHASERS:

CERTIFIED TO: INDEPENDENCE TITLE AND JOSIE SALINAS DATE: 02/21/2020 JOB NO: 20-03-0-3F2003706-ATDA BLDG LINE (C.M.) CONTROL MONUMENT

SYMBOL	LEGEND	FIND FOUND	I.R. IRON ROD	I.P. IRON PIPE	ES.M.T. EASEMENT	BL. BUILDING LINE	(C.M.) CONTROL MONUMENT
---	WOOD FENCE						
---	CHAIN LINK FENCE						
---	ROOF FENCE						
---	WIRE FENCE						
---	WARRANT IRON FENCE						
---	CONCRETE						
---	POWER POLE						
---	WATER METER						
---	POLELINE						
---	OVERHEAD SERVICE LINE						
---	TRANSFORMER AND PAD						
---	GAS METER						
---	ASPHALT SURFACE						
---	CONCRETE						

NOTES:
 1) ALL CORNERS LABELED HEREON AS "SET 5/8" I.R." HAVE A YELLOW CAP STAMPED "RPLS 5597".
 2) (P.P.) INDICATES BUILDING LINES, EASEMENTS, P.O.W.S, DIMENSIONS, ETC. ARE PER PLAT REFERENCED IN LEGAL DESCRIPTION ABOVE.

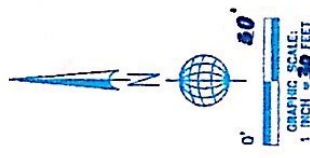
FLOOD STATEMENT:
 ACCORDING TO MY INVESTIGATIONS OF COMMUNITY PANEL NO. 48015 D780, DATED 09/02/2009, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS, THE SUBJECT PROPERTY APPEARS TO BE WITHIN FLOOD ZONE "X" AND IS NOT SHOWN TO BE WITHIN A SPECIFIC FLOOD HAZARD AREA. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

ADDRESS: 1209 GOUGH STREET

DATE: 02/21/2020

GLOBAL LAND SURVEYING, Inc.
 SERVING THE GREATER DALLAS-FORT WORTH METROPLEX SINCE 2002

GLOBAL LAND SURVEYING, INC.
 1700 WATSON LANE
 PLANO, TEXAS 75075
 PHONE (972) 481-1700
 FAX (972) 481-1700
 WWW.GLSURV.COM



SLAB 1884 sqFt
Garage 480
Porch 30
Patio 30
Total Living 1344 sqFt