



### 1820 Meadow Ranch Road

Lot 14, Block A, of Meadow Ranch Estates, an addition to the City of McKinney, Collin County, Texas, according to the Map or Plat thereof recorded in Volume C, Page 327, Map Records, Collin County, Texas.



### SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor (Todd Fincher) hereby certifies to Lawyers Title, Fidelity National Title Insurance, Allen P. Helton & Mallory Helton, in connection with the transaction described in G.F. LT-19145-1901452100371 that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 31st day of July, 2021

Todd Fincher  
Registered Professional Land Surveyor No. 5633



NOTE: According to the F.I.R.M. in Map No. 48085C0260K, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone LOMR 20-06-1287P EFF. 3/1/2021.

ACCEPTED BY: \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 1645, PG. 139, VOL. C, PG. 327, VOL. 1927, PG. 571, ORD. NO. 97-01-06, CC# 97-0010277, 97-0014379.

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY VOL. 280, PG. 354, VOL. 340, PG. 562, VOL. 703, PG. 508, VOL. 1145, PG. 925, VOL. 739, PG. 461, VOL. 1060, PG. 192

NOTES: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

REVISIONS		
DATE	BY	NOTES

LEGEND	
○ 1/2" IRON ROD FOUND	PE - POOL EQUIPMENT
○ 1/2" IRON ROD SET	■ COLUMN
○ 1" IRON PIPE FOUND	AC - AIR CONDITIONING
○ FENCE POST CORNER	● FIRE HYDRANT
○ "X" FOUND / SET	◆ COVERED PORCH, DECK OR CARPORT
○ 5/8" ROD FOUND	— OES — OES
● UNDERGROUND ELECTRIC	— OHP — OHP
○ OVERHEAD ELECTRIC	— PIPE FENCE
○ POWER POLE	— 0.5' WIDE TYPICAL BARBED WIRE
○ POINT FOR CORNER	— 0.5' WIDE WIRE
○ GRAVEL/ROCK ROAD OR DRIVE	— 1" WIDE PIPE
○ CONCRETE PAVING	— 1" WIDE WIRE
○ DOUBLE SIDED WOOD FENCE	— 1" WIDE WIRE



419 Century Plaza Dr.  
Suite 210  
Houston, TX 77073  
P 281.443.9288  
F 281.443.9224  
Firm No. 10194280  
www.cbgtxllc.com

SCALE DATE JOB NO. G.F. NO. DRAWN  
1" = 60' 7-31-2021 2115968 LT-19145-1901452100371 HMM/TJM

**FINAL SURVEY**

MEADOW RANCH ESTATES

CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

1820 MEADOW RANCH ROAD