

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.



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 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.













July fresh

STATE OF TEXAS
REGISTERED
★
TODD FINCHER
5633
PROFESSIONAL
LAND SURVEYOR

ACCEPTED BY: _____
SIGNATURE DATE SIGNATURE DATE

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

[illegible]

CM	CONTROLLING MONUMENT	PE	- POOL EQUIPMENT		ASPHALT PAVING
1/2"	IRON ROD FOUND	C	- COLUMN		CHAIN LINK FENCE
1/2"	IRON ROD SET	AC	- AIR CONDITIONING		0.5" WIDE TYPE
1"	IRON PIPE FOUND	HD	- HYD RANT		BARBED WIRE
□	FENCE POST CORNER				IRON FENCE
⊗	"X" FOUND / SET				PIPE FENCE
5/8"	ROD FOUND				COVERED PORCH/DECK OR CARPORT
▲	UNDERGROUND ELECTRIC	OES	- OES		OVERHEAD ELECTRIC SERVICE
▲	OVERHEAD ELECTRIC	OHP	- OHP		OVERHEAD POWER LINE
●	POWER POLE				CONCRETE PAVING
▲		●	- POINT FOR CORNER		GRAVEL/ROCK ROAD OR DRIVE
▲					DOUBLE SIDED



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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 60'	7-31-2021	2115968	LT-19145-19 01452100371	HMM/TJ

FINAL SURVEY

MEADOW RANCH ESTATES

CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

1820 MEADOW RANCH ROAD