

SURVEY DESCRIPTION

Surveying Firm # 10091800

BEING LOT 8, BLOCK A, HIGHWAY 121 ADDITION, LOTS 7R & 8, BLOCK A, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE REPLAT RECORDED IN CABINET 2012, PAGE 220, PLAT RECORDS OF COLLIN COUNTY, TEXAS.

According to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 48085C0256 J, dated June 02, 2009, this property, or a portion of this property, does lie within a 100-Year Flood Hazard Area.

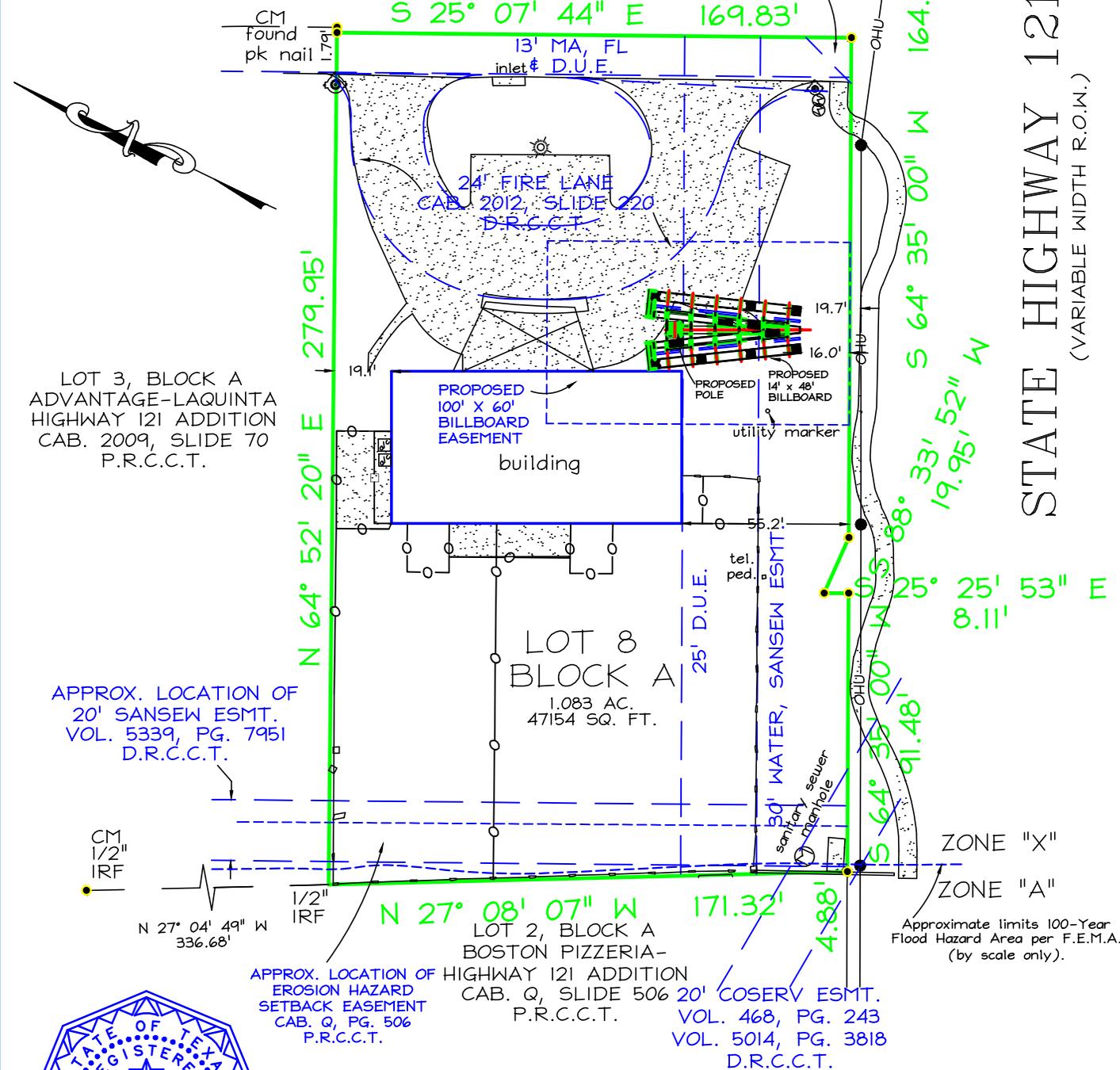
100-Year Flood limits are shown, by scale only, to make all parties aware that there are possible flood issues on or near this property. Fuller Land Surveying, Inc. assumes no liability for the accuracy of the flood map or maps.

Scale: 1" = 50'  
 Tech: JD  
 Job No: 2508LA02SEAS  
 Field: RL

ADDITIONAL BUILDING LINES/EASEMENTS PER CITY ZONING ORDINANCES & SUBDIVISION RESTRICTIONS/COVENANTS MAY AFFECT SUBJECT PROPERTY

BUILDING LINES/EASEMENTS PER PLAT UNLESS OTHERWISE NOTED

Notes:  
 This lot is subject to the following:  
 (1)-Easement/Restrictions, Volume 1202, Page 689, Volume 1202, Page 692, Deed Records, Volume 5625, Page 1378, Volume 5988, Page 2884, Volume 5988, Page 2887, Volume 6009, Page 1225, Volume 6072, Page 6370, under Clerk's File No. 20060120000086090, under Clerk's File No. 20060324000386870, under Clerk's File No. 20060508000620030, under Clerk's File No. 20060518000675200, under Clerk's File No. 20060707000935450, under Clerk's File No. 20071022001446020, under Clerk's File No. 20080820001014900, under Clerk's File No. 20080820001014910, under Clerk's File No. 20090317000304440, under Clerk's File No. 20101122001275920, under Clerk's File No. 20110113000054930, under Clerk's File No. 20130522000701030, under Clerk's File No. 20131024001457380, under Clerk's File No. 20131112001530860, under Clerk's File No. 20171002001308980, under Clerk's File No. 20190425000450820, under Clerk's File No. 20210715001428750, Real Property Records, Collin County, Texas  
 (10g)-Easements, Vol. 486, Pg. 243, Vol. 5014, Pg. 3818, D.R.C.C.T.  
 (10h)-Easements, Vol. 5339, Pg. 7951, R.P.R.C.C.T.



STATE HIGHWAY 121 S.  
 (VARIABLE WIDTH R.O.W.)

LOT 3, BLOCK A  
 ADVANTAGE-LAQUINTA  
 HIGHWAY 121 ADDITION  
 CAB. 2009, SLIDE 70  
 P.R.C.C.T.

APPROX. LOCATION OF  
 20' SANSEW ESMT.  
 VOL. 5339, PG. 7951  
 D.R.C.C.T.

APPROX. LOCATION OF  
 EROSION HAZARD  
 SETBACK EASEMENT  
 CAB. Q, PG. 506  
 P.R.C.C.T.

LOT 2, BLOCK A  
 BOSTON PIZZERIA-  
 CAB. Q, SLIDE 506  
 P.R.C.C.T.

20' COSERV ESMT.  
 VOL. 468, PG. 243  
 VOL. 5014, PG. 3818  
 D.R.C.C.T.

ZONE "X"  
 ZONE "A"  
 Approximate limits 100-Year  
 Flood Hazard Area per F.E.M.A.  
 (by scale only).

Address: 6780 STATE HIGHWAY 121 S.  
 G.F. No.: LT-19155-1901552500427R  
 Date: 08/21/2025

Purchaser  
 Purchaser

I, Robert L. Pounds, Registered Professional Land Surveyor No. 1976, do hereby declare that the map shown hereon accurately represents the property as determined by an on-the-ground survey made under my direct supervision and correctly shows the boundary lines and dimensions of the property, as found on the date of the survey, indicated hereon. There are no visible conflicts, or protrusions, except as shown and said property has access to a public roadway. All easements and right-of-ways that the surveyor has knowledge of or has been advised of and those shown on the referenced plat of record are shown or noted hereon. This survey is for the exclusive use of title company, the mortgage company and the purchaser.

DATE:  
 ACCEPTED BY:

FULLER  
 LAND SURVEYING, INC.

B.L. = Building Line	I.P.F. = Iron Pipe Found	LEGEND	= Power Pole	—//— = Wood Fence
C.M. = Control Monument	I.R.F. = Iron Rod Found	P.O.S.E. = Public Open Space Easement	—O— = Chain Link Fence	
D.E. = Drainage Easement	I.R.S. = Iron Rod Set	R.O.W. = Right of Way	—□— = Iron Fence	
D.U.E. = Drainage & Utility Easement	O.H.U. = Overhead Utilities	⊗ = Water Meter	—X— = Wire Fence	
M.E. = Maintenance Easement ( )	( ) = Record Data	U.E. = Utility Easement	■ <sub>em</sub> = Electric Meter	
ET = Electric Transformer ( )	( ) = Bearing Basis	□ <sub>gm</sub> = Gas Meter		