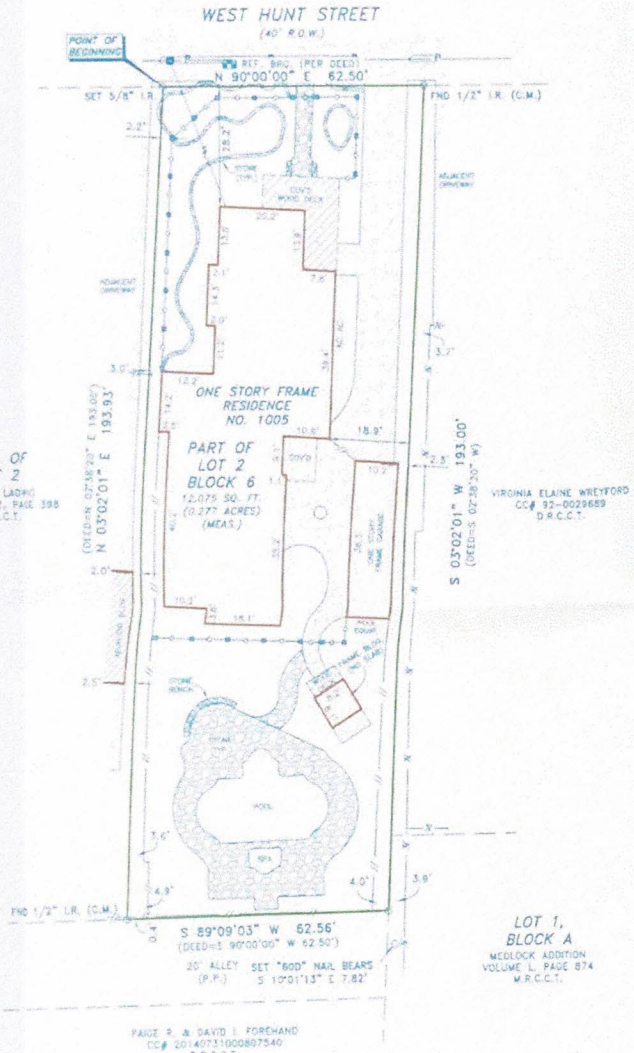
"SURVEY PLAT"



PROPERTY DESCRIPTION:

BEING SITUATED IN THE THOMAS T. BRADLEY SURVEY, ABSTRACT NO. 55, IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AND BEING A PART OF LOT 2, IN BLOCK 6 OF WADDILL'S ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 78, PAGE 426, MAP RECORDS, COLLIN COUNTY, TEXAS, AND BEING A RESURVEY OF A CALLED 0.2766 ACRE TRACT OF LAND DESCRIBED IN A DEED TO KRISTIN SHANZ, OF RECORD IN VOLUME 4851, PAGE 1308, DEED RECORDS, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD SET FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF WEST HUNT STREET (40' R.O.W.), AT THE NORTHWEST CORNER OF SAID 0.2766 ACRE TRACT;

THENCE NORTH 90°00'00" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST HUNT STREET, A DISTANCE OF 62.50 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID LOT 2;

THENCE SOUTH 03°02'01" WEST, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST HUNT STREET AND ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 193.00 FEET TO A POINT FOR CORNER AT THE SOUTHEAST CORNER THEREOF AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF A 20 FOOT UNIMPROVED ALLEY, FROM WHICH A "60D" NAIL SET FOR REFERENCE BEARS SOUTH 10°01'13" EAST, A DISTANCE OF 7.82 FEET;

THENCE SOUTH 89°09'03" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID UNIMPROVED ALLEY, A DISTANCE OF 62.56 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID 0.2766 ACRE TRACT;

THENCE NORTH 03°02'01" EAST, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID UNIMPROVED ALLEY AND ALONG THE WEST LINE OF SAID 0.2766 ACRE TRACT, A DISTANCE OF 193.93 FEET TO THE PEACE OF BEGINNING AND CONTAINING 12,075 SQUARE FEET OR 0.277 ACRES OF LAND.

ADDRESS: 1005 WEST HUNT STREET

NOTES:

1) ALL CORNERS LABELED HEREON AS "SET 5/8" I.R." HAVE A YELLOW CAP STAMPED "GLS 1001637".
2) (P.U.E.) INDICATES BUILDING LINES, EASEMENTS, R.O.W.'S, DIMENSIONS, ETC. ARE PER PLAT REFERENCED IN LEGAL DESCRIPTION ABOVE.
3) ALL "BASIS" BEARINGS AND DISTANCES SHOWN HEREON ARE PER THE DEED RECORDED IN VOLUME 4851, PAGE 1308, DEED RECORDS, COLLIN COUNTY, TEXAS.
4) TO THE BEST OF MY KNOWLEDGE AND BELIEF THE CITY OF MCKINNEY ORDINANCES RECORDED IN VOLUME 3078, PAGE 1882, AND VOLUME 5040, PAGE 5491, REAL PROPERTY RECORDS OF COLLIN COUNTY, TEXAS, DO NOT APPEAR TO AFFECT SUBJECT PROPERTY.

FLOOD STATEMENT:

ACCORDING TO MY INTERPRETATIONS OF FEMA/FIRM PANEL NO. 48085C0255J, DATED 06/02/2009, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS, THE SUBJECT PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X", AND IS NOT SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD AREA. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

GRAPHIC SCALE: 1 INCH = 20 FEET

SURVEY EXAMINED AND ACCEPTED BY PURCHASERS: _____ DATE: _____

CERTIFIED TO: REPUBLIC TITLE | BUYER: CONKLIN | G.F.# 1009-210699-RTT | DRAFTER: BRS | DATE: 01/19/2017 | JOB NO. 17-01-093

SYMBOL LEGEND	FND= FOUND	I.R.= IRON ROD	I.P.= IRON PIPE	ESMT.= EASEMENT	B.L.= BUILDING LINE	(C.M.)= CONTROL MONUMENT

WOOD FENCE
CHAIN LINK FENCE
WIRE FENCE
WROUGHT IRON FENCE
COLUMN
POWER POLE
WATER METER
POWERLINE
OVERHEAD SERVICE LINE
TRANSFORMER AND PAD
GAS METER
ASPHALT SURFACE
CONCRETE

JASON L. MORGAN, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE SUBJECT PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY UNDER MY SUPERVISION. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND WAS PERFORMED IN CONNECTION WITH TITLE COMMITMENT OF NO. 1009-210699-RTT PROVIDED BY REPUBLIC TITLE REFLECTING ONLY THE EASEMENT(S) LISTED IN SCHEDULE "B" OF SAID COMMITMENT. USE OF THIS SURVEY BY ANY OTHER PARTY SHALL BE AT THEIR OWN RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM. THIS SURVEY IS NOT VALID WITHOUT A RED SEAL AND SIGNATURE.

STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR JASON L. MORGAN 5587

JASON L. MORGAN TXRPLS 5587

Global Land Surveying, Inc.

SERVING THE GREATER DALLAS-FORT WORTH METROPLEX SINCE 2002

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