

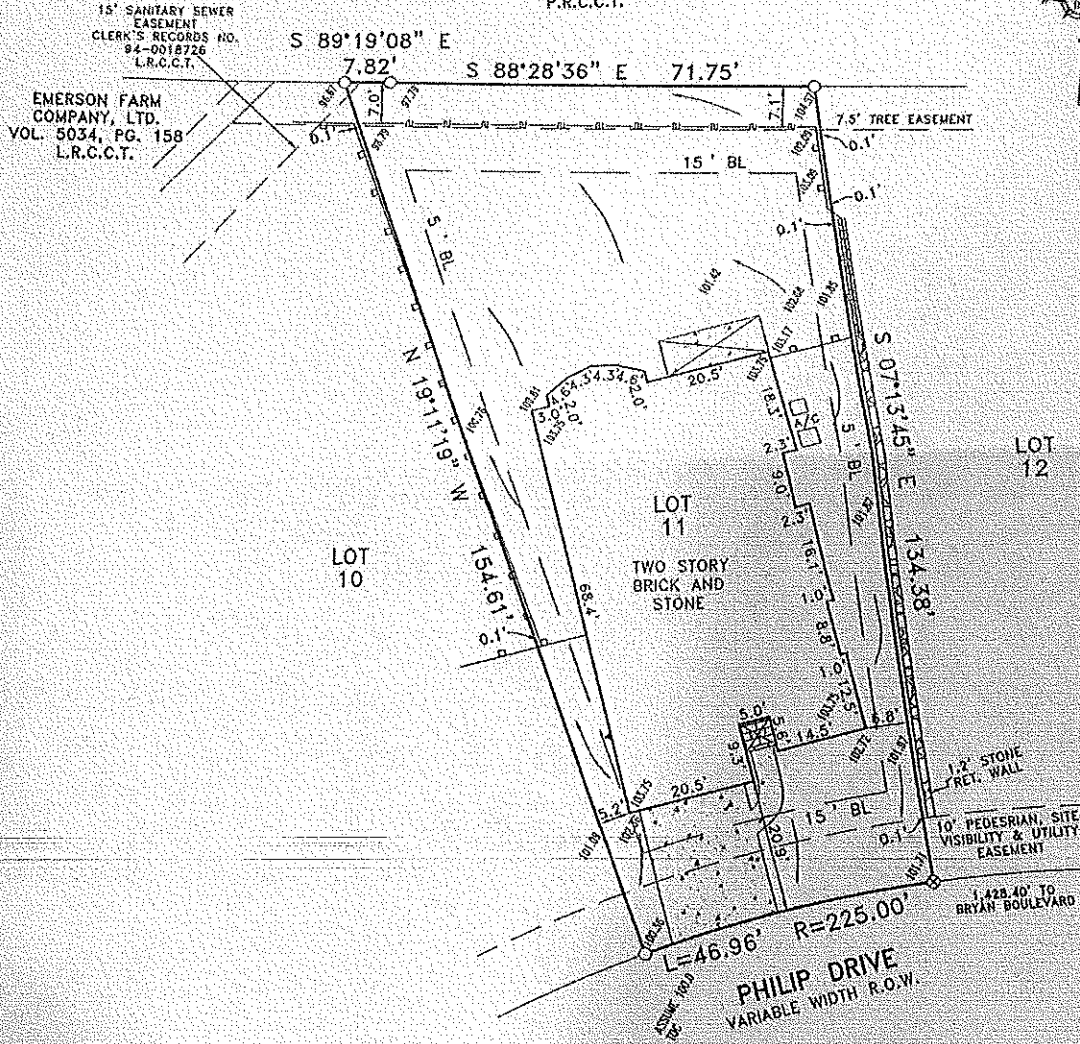
SURVEY PLAT

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 1216 PHILIP DRIVE, in the city of ALLEN, Texas, Lot No. 11, Block No. D on an addition of THE PARK AT MONTGOMERY FARM to the City of ALLEN, Texas, according to the MAP THEREOF recorded in VOLUME R of PAGE 3 of the MAP Records of COLLIN County, Texas.

NOTE: PROPERTY SUBJECT TO EASEMENTS IN DECLARATION RECORDED IN VOL. 5849, PG. 4592

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY
 VOL. 465, PG. 86 VOL. 4905, PG. 5750
 VOL. 5834, PG. 843 VOL. 6061, PG. 346
 CC# 94-0018728

WATTERS CROSSING II
 CAB. I, PG. 277
 P.R.C.C.T.



LOT SIZES & SET BACKS
 50' FRONT ENTRY LOTS:
 MIN. FRONT SET BACK-15' (20' FROM THE GARAGE DOOR TO ALLEY R.O.W.)
 MIN. SIDE SET BACK-5'
 MIN. REAR SET BACK-15'

50' FRONT ENTRY LOTS:
 MIN. FRONT SET BACK-15' (20' FROM THE GARAGE DOOR TO ALLEY R.O.W.)
 MIN. SIDE SET BACK-5'
 MIN. REAR SETBACK-15'

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
 NOTE: According to the F.I.R.M. No. 48085C0430 G this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.
 This survey is made in conjunction with the information provided by REUNION Title Company in connection with the transaction described in C.F. 06801522. 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 are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

ACCEPTED BY: Anna Beach April 10
 SIGNATURE DATE

Drawn By: MATT AY
 Scale: 1" = 20'
 Date: 01-29-07
 Checked: GRACH
 Job No. 0608017-3

LEGEND			
○	5/8" IRON ROD FOUND	○	CHAIN LINK FENCE
⊗	1/2" IRON ROD SET	□	WOOD FENCE
○	1" IRON PIPE FOUND	—	0.5" WIDE TYPICAL
□	FENCE POST CORNER	—	BARBED WIRE
⊗	"X" FOUND/SET	—	IRON FENCE
⊗	UNDERGROUND ELECTRIC	—	PIPE FENCE
⊗	OVERHEAD ELECTRIC	—	COVERED PORCH, DECK OR CARPORT
—	ASPHALT PAVING	—	DES — DES — OVERHEAD ELECTRIC SERVICE
—	GRAVEL/ROCK ROAD OR DRIVE	—	OWP — OWP — OVERHEAD POWER LINE
—		—	CONCRETE PAVING

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