

SURVEY PLAT

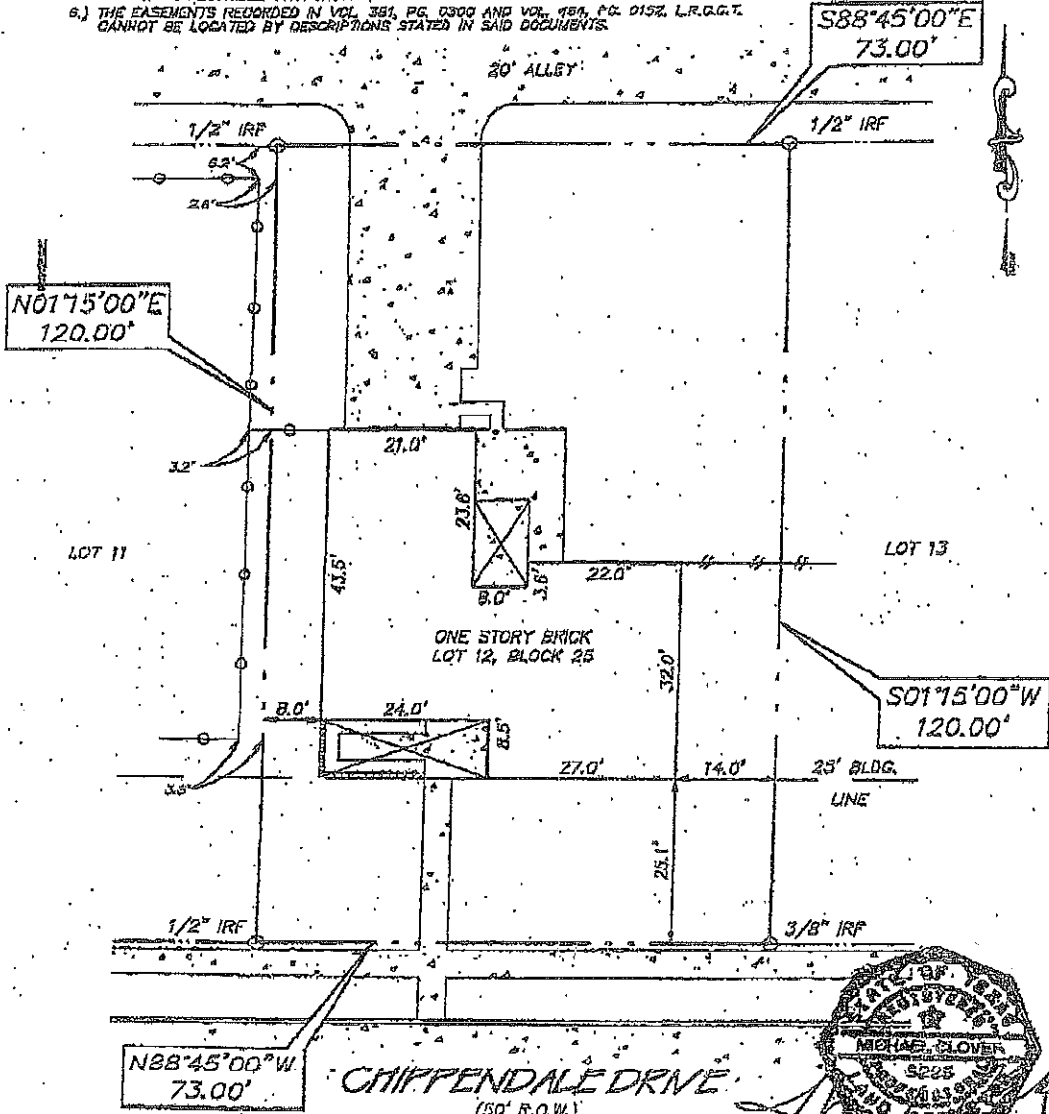
PROPERTY LOCATION: 2108 CHIPPENDALE DRIVE, MCKINNEY, COLLIN COUNTY, TEXAS.

PROPERTY DESCRIPTION:

Situated in Collin County, Texas, and being Lot 12, Block 25 of MCKINNEY HEIGHTS NO. 1, an addition to the City of McKinney, according to the plat thereof recorded in Volume 0005, Page 0058, Map and Plat Records of Collin County, Texas.

NOTES:

- 1.) BEARINGS ARE BASED ON THE ABOVE DESCRIBED PLAT.
- 2.) ACCORDING TO THE FLOOD INSURANCE RATE MAP OF COLLIN COUNTY, TEXAS, MAP NO. 40055C0285 G, MAP REVISED 01/19/95, THE ABOVE DESCRIBED PROPERTY IS LOCATED IN ZONE "X", DESCRIBED BY SAID MAP TO BE "AREAS OUTSIDE THE 500-YEAR FLOOD PLAIN."
- 3.) THIS SURVEY WAS COMPLETED WITH THE AID OF COMMITMENT FOR TITLE INSURANCE ISSUED BY ABERNATHY, ROEDER, BOYD & JOPLIN P.C. ISSUE DATE 12/13/2000, OF NO. OR FILE NO. 00-12-48. THE SURVEYOR HAS RELIED ON SAID COMMITMENT WITH REGARD TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS-OF-WAY AFFECTING SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING SAID EASEMENTS, RESTRICTIONS, OR RIGHTS-OF-WAY HAS BEEN PERFORMED BY THE SURVEYOR.
- 4.) THIS PROPERTY IS SUBJECT TO THE FOLLOWING:
A. RESTRICTIVE COVENANTS RECORDED IN VOL. 485, PG. 0804, L.R.C.G.T.
- 5.) ALTHOUGH THE EASEMENT RECORDED IN VOL. 420, PG. 0572, L.R.C.G.T. CANNOT BE LOCATED BY DESCRIPTION STATED IN SAID DOCUMENT, ACCORDING TO THE ABOVE DESCRIBED PLAT, SAID EASEMENT DOES NOT AFFECT THE ABOVE DESCRIBED PROPERTY.
- 6.) THE EASEMENTS RECORDED IN VOL. 361, PG. 0300 AND VOL. 454, PG. 0152, L.R.C.G.T. CANNOT BE LOCATED BY DESCRIPTIONS STATED IN SAID DOCUMENTS.



SURVEY CERTIFICATION:

I hereby certify that on this date, under my direct supervision, on an on-the-ground survey of the above described property was made; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements, or rights-of-way except as shown on the survey thereon; that said property had access to and from a public roadway and that the survey is a true, correct and accurate representation of the property, as described hereinabove.

LONG SPAN SURVEYS, P.A.C.

205 WILSON STREET, SUITE 102
MCKINNEY, TEXAS 75069
972-244-3170 (FAX) 972-244-2888



LEGEND	
---	CONCRETS
---	CHAIN LINK FENCE
---	WOOD FENCE
---	IRF IRON ROD FENCED
---	BRICK

SHEET:	1 OF 1
MAPSCO No.:	800-X
SCALE:	1"=50'
DATE:	12/19/00
JOB NO.:	800-0882
DRAWN BY:	EM