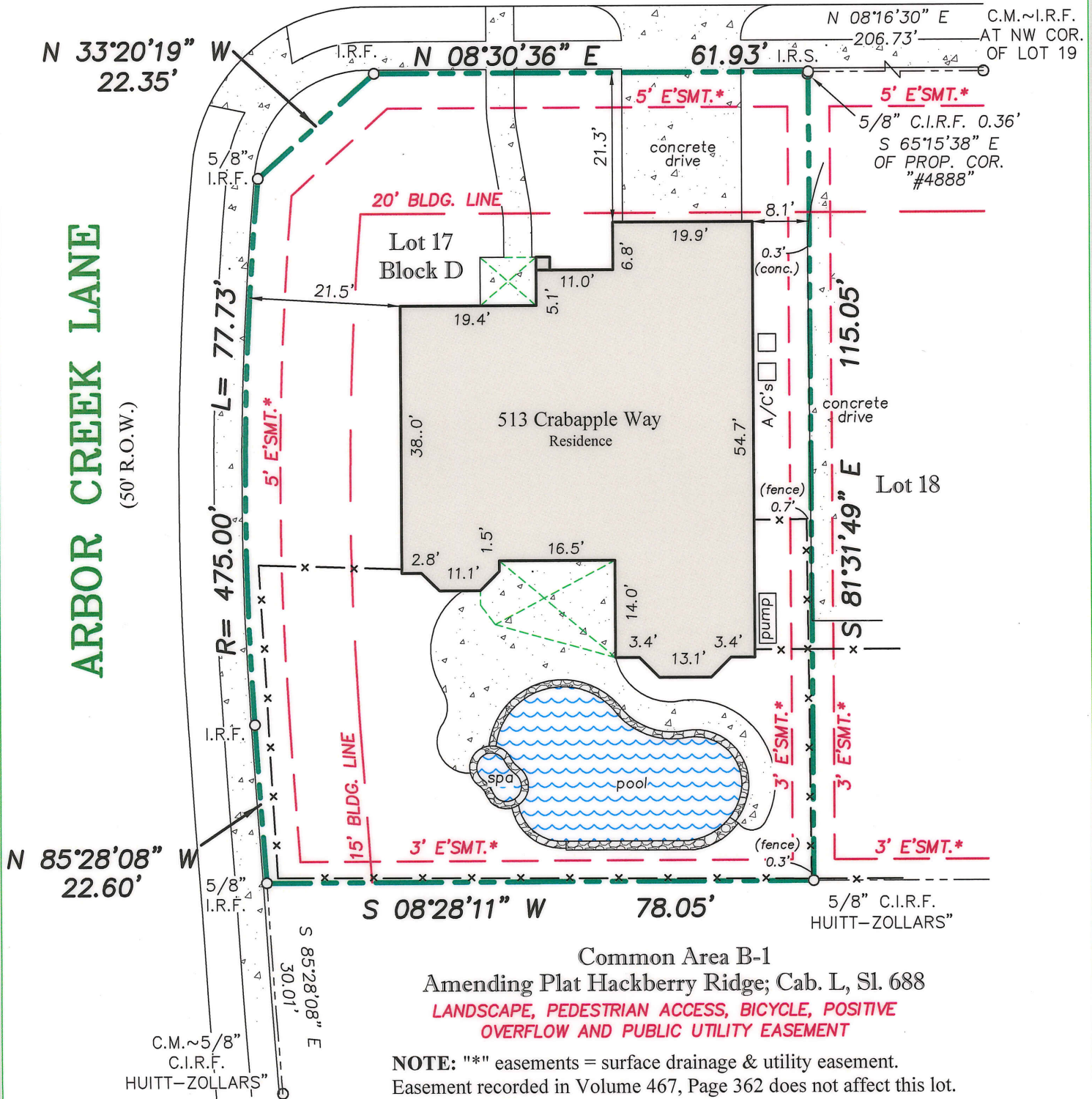


513 Crabapple Way



# CRABAPPLE WAY

(50' R.O.W.)



Common Area B-1  
Amending Plat Hackberry Ridge; Cab. L, Sl. 688

LANDSCAPE, PEDESTRIAN ACCESS, BICYCLE, POSITIVE  
OVERFLOW AND PUBLIC UTILITY EASEMENT

NOTE: "\*" easements = surface drainage & utility easement.  
Easement recorded in Volume 467, Page 362 does not affect this lot.

**PROPERTY DESCRIPTION:** Lot 17, Block D, Hackberry Ridge, an Addition to the City of McKinney, Collin County, Texas, according to the plat recorded in Cabinet L, Slide 425, Map Records, Collin County, Texas.

The undersigned have/has received and reviewed a copy of this survey.

X \_\_\_\_\_

X \_\_\_\_\_

Date: \_\_\_\_\_

Date:	04-13-12
ASC No.	1204104
Drawn/Chk	SWIM/DLA
Client	Lawyers Title Company
G.F. No.	2060001543

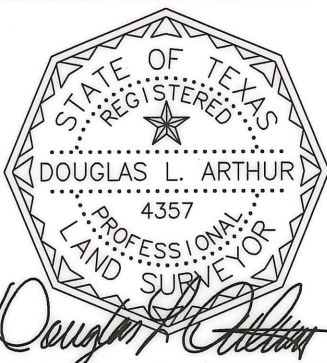
**LEGEND** - C.M.= Controlling Monument; I.R.F.= Iron Rod Found; I.P.F.= Iron Pipe Found; F.C.P.= Fence Corner Post. OHE=Overhead Electric. I.R.S.= Iron Rod Set 1/2" diameter with yellow cap stamped "Arthur Surveying Company". All found iron rods are 1/2" diameter unless otherwise noted. — x — (fence / fence post) — OHE — (overhead power)

**FLOOD NOTE:** It is my opinion that the property described hereon is not within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480135 0255 J, present effective date of map, June 2, 2009, herein property situated within Zone "X".

**SURVEYORS CERTIFICATION:**  
The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and to the best of my knowledge, there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way that I have been advised of except as shown hereon. The bearings shown hereon are based on the above referenced recorded map or plat unless otherwise noted.



513 Crabapple Way  
McKinney, Texas



**Lawyers Title**  
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Flower Mound, Texas 75028  
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Established 1986