

PROPERTY DESCRIPTION

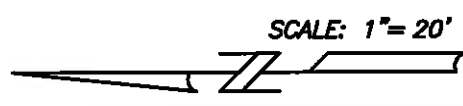
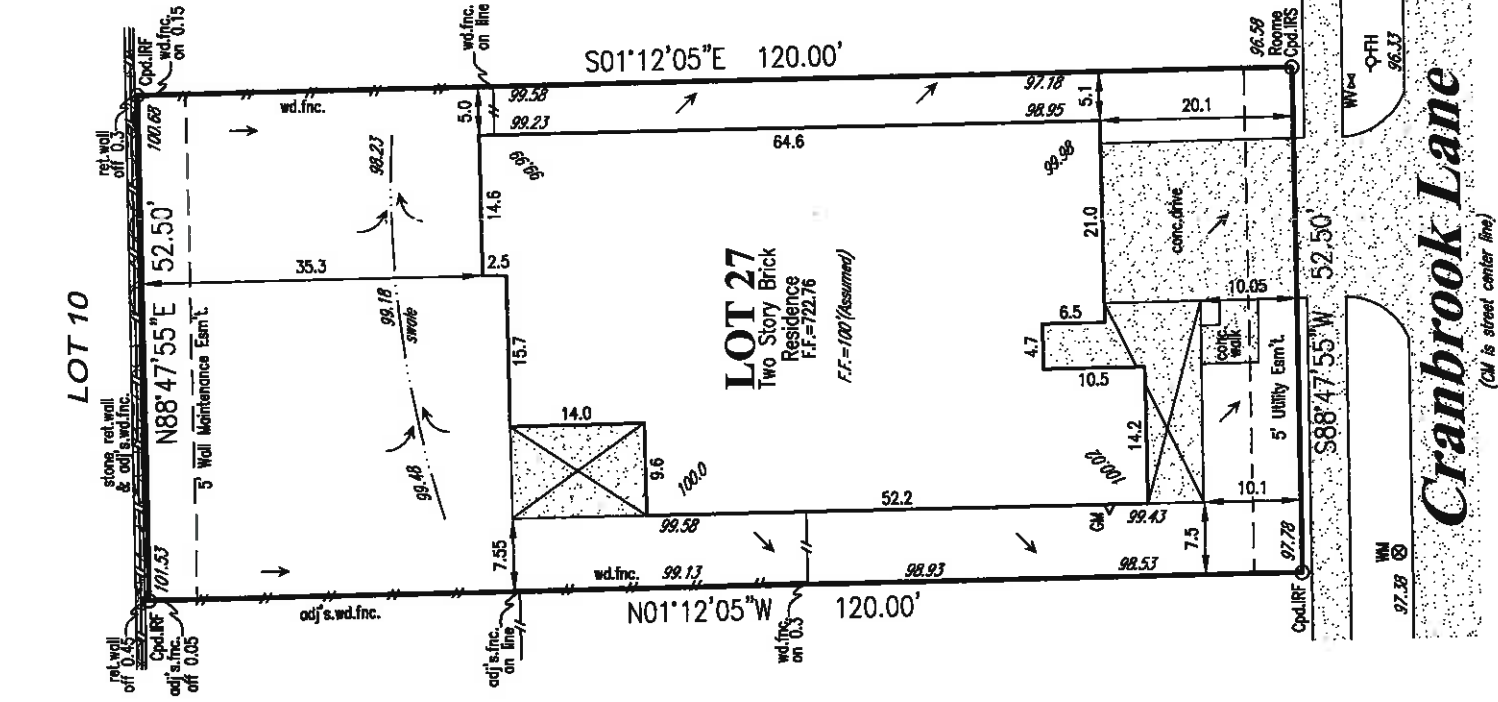
Address: 5832 Cranbrook Lane, Lot 27, Block M, of Village Park Phase 2C, an addition to the City of McKinney, Collin County, Texas, according to the Map or Plat thereof recorded in/under Volume 2013, Page 258, Plat Records, Collin County, Texas.



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LEGEND

RF=Iron Rod Found	RS=Iron Rod Set	CD=Copped	OH=Overhead Line	PP=Power Pole	LP=Light Pole	FH=Fire Hydrant	WS=Water Valve	WM=Water Meter
GM=Gps Meter	BL=Building Line	HH=Handhole	adJ.s.=Adjoiner's	LO.F.=Top of Form	Min.F.=Minimum	Finished Floor	F.P.=Finished Pad	MH=Manhole



NOTES: (1) Source bearing is based on recorded plat unless otherwise noted. (2) (CM) = Controlling monument. (3) Surveyor's signature will appear in red ink on original copies. (4) No part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map Number 48085C 0265J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas & Incorporated Areas dated June 2, 2009. (Zone X). This statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can & will occur & flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. (5) Final grade assumed finished floor elevations are at the brick ledge. (6) Drainage arrows, if shown, were determined by elevations shown hereon. (7) Subject property is affected by any & all notes, details, easements & other matters, that are shown on or as part of the recorded plat and/or as part of a title commitment/survey request. (8) Property is subject to: (i) Restrictive Covenants, terms conditions & easements recorded in Volume 5650, Page 4999; Volume 5682, Page 1159; Volume 6033, Page 4432; Clerk's File No(s).20060717000985690; 200700228000271830; 20070622000858610; 20090217000171850; 20101005001073300; 2011122001265310; 20120423000269080; 20140211000129910. (ii) Terms, easements, conditions, provisions and stipulations of Memorandum of Agreement recorded in Volume 5170, Page 4532. (9) The following does not affect subject property: (i) Easement to Denton County Electric Cooperative, Inc. recorded in Volume 467, Page 494.

CERTIFICATION

On the basis of my knowledge, information & belief, I certify to **Priority Title** that as a result of a survey made on the ground to the normal standard of care of Registered Professional Land Surveyors practicing in the State of Texas, I find the plat hereon is true, correct & accurate as to the boundaries of the subject property & if shown, location & type of buildings & visible improvements hereon.

Date: 4/30/2014 Revised: _____ Job No. LB111747
Title commitment/Survey Request File No. 01129-1342 dated: 2/20/2014