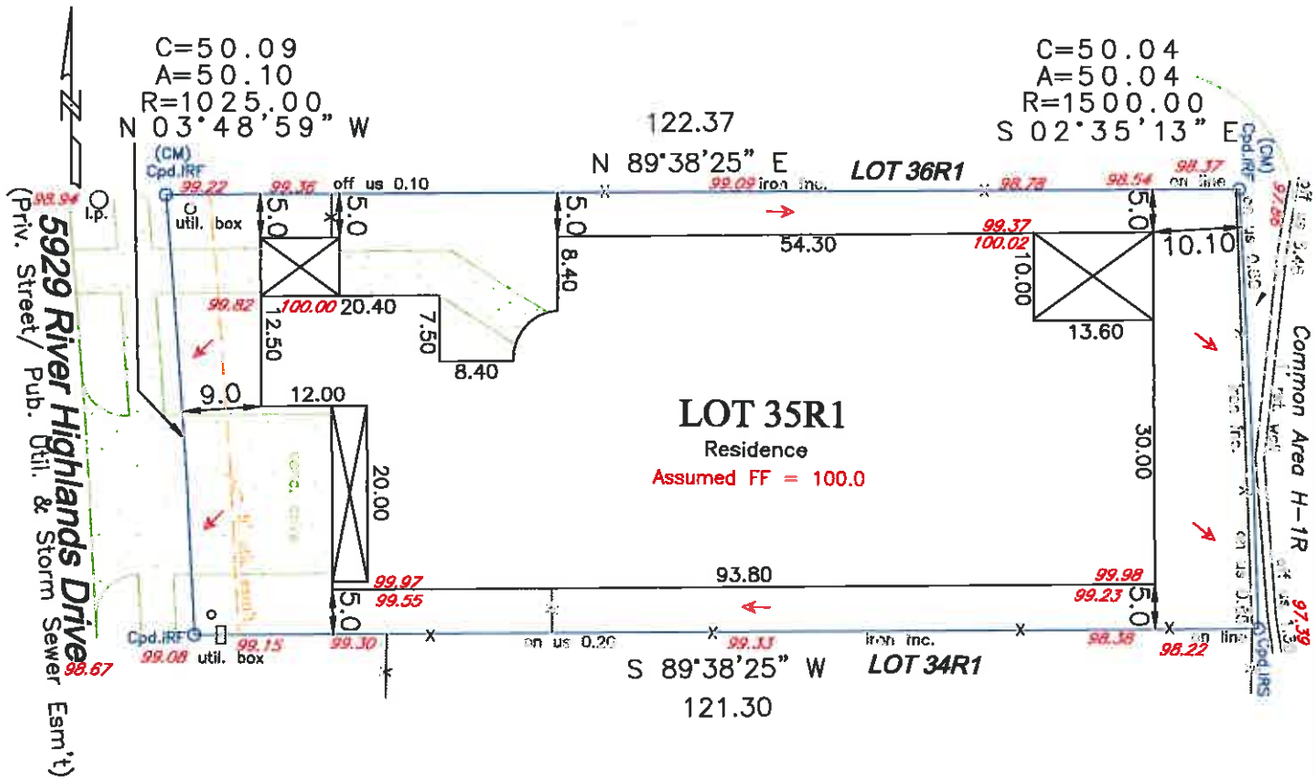
SURVEY PLAT

Address: **5929 River Highlands Drive** being **Lot 35R1**, **Block H** of amending plat of **The Estates of Craig Ranch West, Phase 2**, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in **Instrument File No. 20100120010000110.**



Scale: **1"=20'** Date: **04/17/12** Revised: **WLS** Job No. **110736**

Title commitment/Survey Request File No. **SP# 12635881** Dated: **04/10/12**

NOTES: **(1)** Source bearing is based on recorded plat unless otherwise noted. **(2)** Drainage arrows, if shown, were determined by elevations shown hereon. **(3)** (CM) = Controlling monument. **(4)** Surveyor's seal will appear with red ink on originals. **(5)** Subject property is affected by any and all notes, details, and easements, and other matters, that are shown on or as part of the recorded plat and/or as part of a title commitment/survey request. **(6)** Property is subject to the following easements: Vol. 5625, Pg. 1378, Vol. 6073, Pg. 194, Instrument File No. 20060413000495520, Instrument File No. 20060626000876010, Instrument File No. 20090115000045050, Vol. 5732, Pg. 3804, Instrument File No. 20110822000886560, & Instrument File No. 20110822000886550. **(7)** The following are blanket easements: Vol. 467, Pgs. 249, 289 & 290 as affected by Instrument File No. 20111110001222040. **(8)** No part of the subject property is shown to lie within a Special Flood Hazard Area inundated by 100 year flood per Map No. 48085 C 0290G of the F.E.M.A. Flood Insurance rate Maps for Collin County, Texas and Incorporated Areas dated January 19, 1996. (zone X)

CERTIFICATION

On the basis of my knowledge, information and belief, I certify to Hexter-Fair Title Company 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, and accurate as to the boundaries of the subject property, and if shown, location and type of buildings and visible improvements hereon.

STATE OF TEXAS
REGISTERED
JOEL WILHITE
5190
PROFESSIONAL
LAND SURVEYOR

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