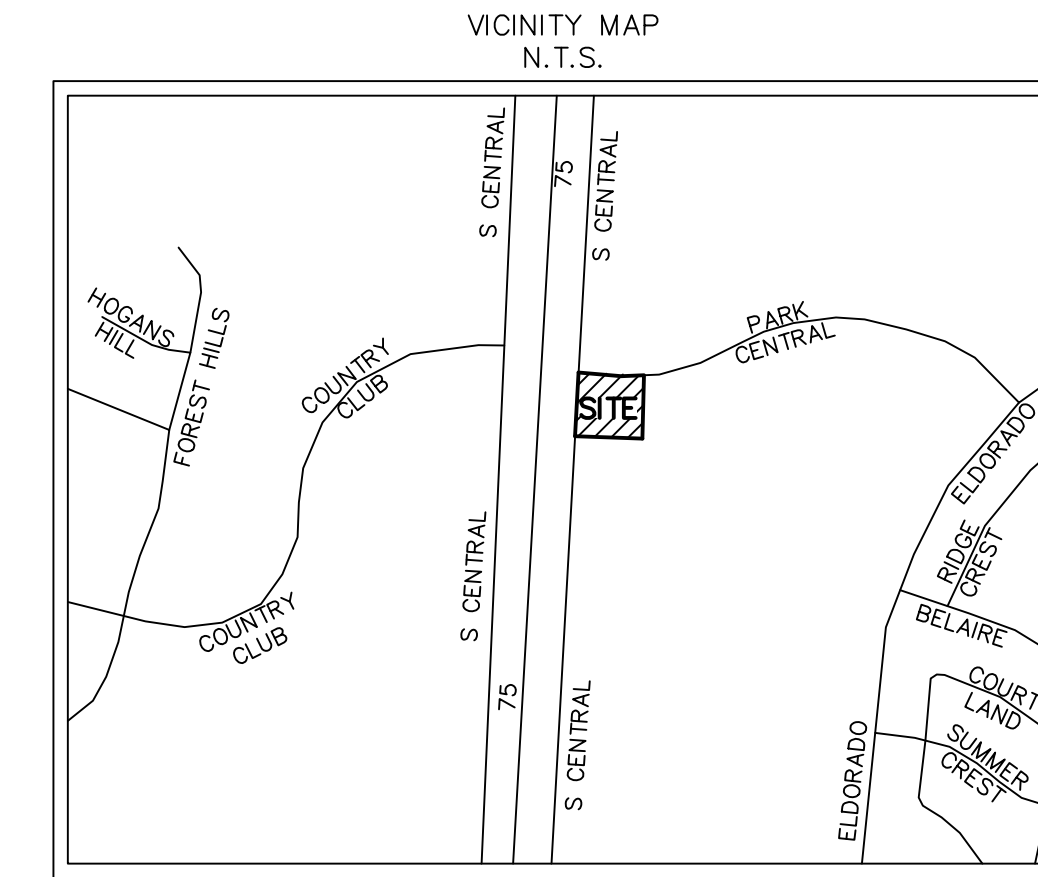
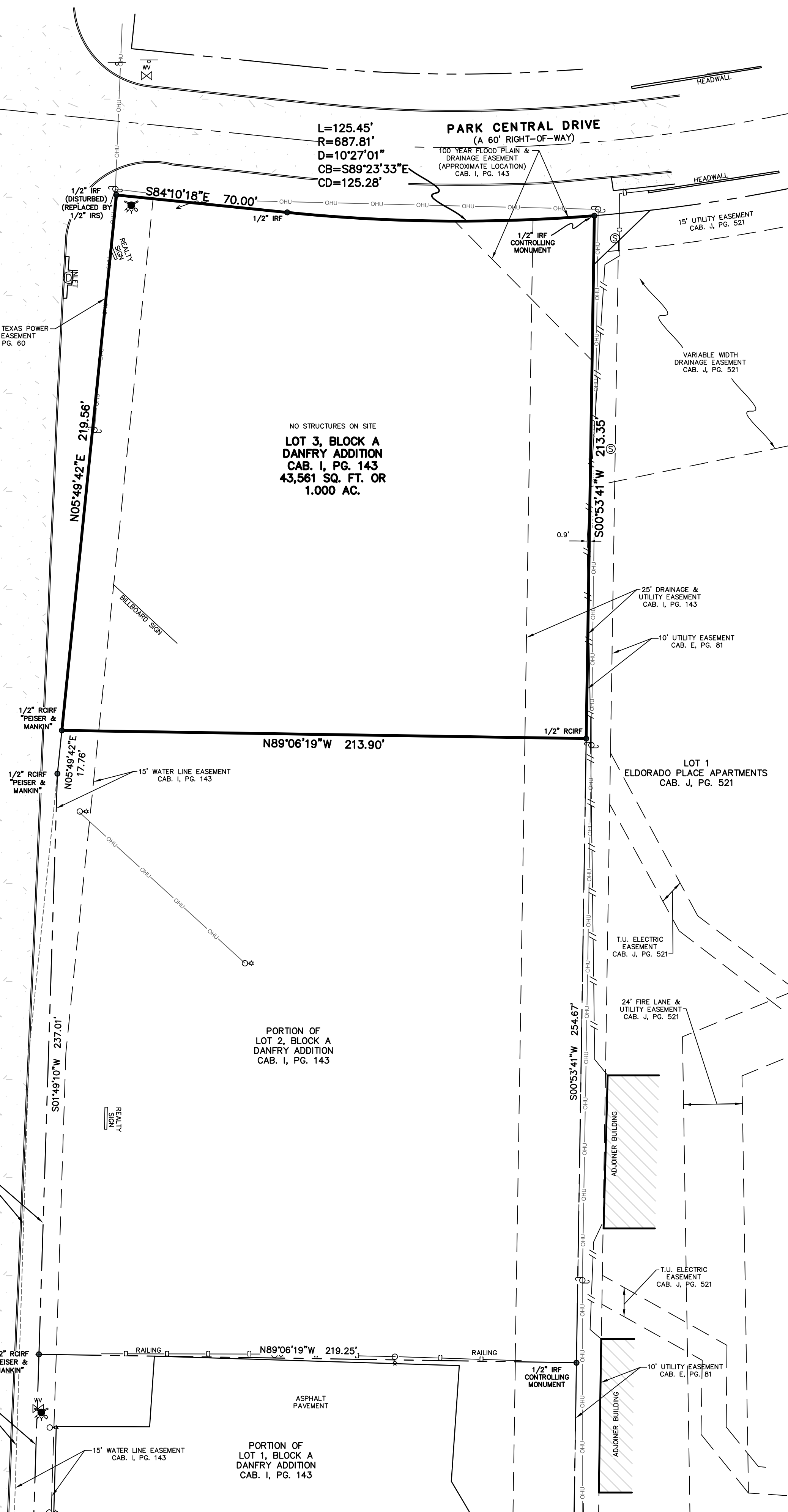


U.S. HIGHWAY 75  
(NORTHBOUND SERVICE ROAD)  
(A VARIABLE WIDTH RIGHT-OF-WAY)

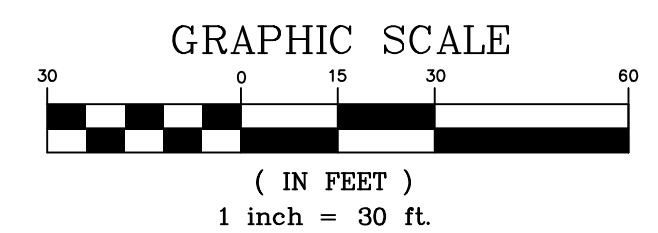
STATE OF TEXAS  
C.C.F.N. 2005-0147744

STATE OF TEXAS  
PARCEL 9  
C.C.F.N. 2005-0147745



**LINETYPE TABLE**

—	BOUNDARY LINE
- - -	ADJOINER LINE
—	OVERHEAD SERVICE LINE
—	WOOD FENCE
—	WROUGHT IRON FENCE
- - -	EASEMENT LINE
—	STREET CENTERLINE



This is to certify that I have, this date, made an on the ground survey of the property located on S. Central Expressway in the City of McKinney, Texas, described as follows:

BEING Lot 3, Block A, Danfry Addition, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Cabinet I, Page 143, Map/Plat Records of Collin County, Texas.

**NOTES:**

1. IRF - Iron Rod Found
2. RCIRF - Iron Rod Found with red plastic cap.
3. Basis of Bearing - Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202: NAD83 (2011) Epoch 2010) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.00014792786 was used to scale grid coordinates and distances to surface.
4. This property has not been abstracted per the client's request, and this survey was performed without the benefit of a title commitment, all easements may not be shown.

**FLOOD CERTIFICATE**  
As determined by the FLOOD INSURANCE RATE MAPS for Collin County, the subject property Does not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 6/7/2017 Community Panel No. 48085C0270K subject lot is located in Zone 'X'.  
If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

**PRELIMINARY, THIS DOCUMENT  
SHALL NOT BE RECORDED  
FOR ANY PURPOSE  
2/12/2024**

Timothy R. Mankin  
Registered Professional Land Surveyor No. 6122

**LEGEND**

	GAS METER		FIRE HYDRANT		WATER MANHOLE		SIGN
	IRR. CONTROL VALVE		WATER METER		TRAFFIC SIGNAL POLE		LIGHT POLE
	TELEPHONE PEDESTAL		FUEL PORT		TELEPHONE MANHOLE		TYPICAL FENCE
	POWER POLE		WATER VALVE		SWB MANHOLE		CONCRETE
	DOWN GUY		TRANSFORMER PAD		GAS MANHOLE		BOLLARD
	S.S. MANHOLE		ELECTRIC METER		VAULT		COVERED AREA
	CLEAN OUT		STORM DRAIN MANHOLE		HANDICAP SPACE		A/C PAD

Errors: The Client or Client's Representatives will have 45 days from the date the survey was issued to change any misspellings or any errors on the survey report, after this time has expired all parties involved must accept the survey as issued.

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**IMPROVEMENT SURVEY**  
LOT 3  
S. CENTRAL EXPRESSWAY  
MCKINNEY, TEXAS 75070

NO.	DATE	REVISION
1.		
2.		
3.		

JOB NO.:	22-0511	<b>PEISER &amp; MANKIN SURVEYING, LLC</b> www.peisersurveying.com	SHEET 1 OF 1	
DATE:	2/12/2024			
FIELD DATE:	2/7/2024	1612 HART STREET SUITE 201 SOUTH LAKE, TEXAS 76092 817-481-1806 (O)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	
SCALE:	1" = 30'			
FIELD:	J.W.	Texas Society of Professional Surveyors	1	
DRAWN:	J.M.N.			
CHECKED:	T.R.M.	tmankin@peisersurveying.com	FIRM No. 100999-00	Member Since 1977