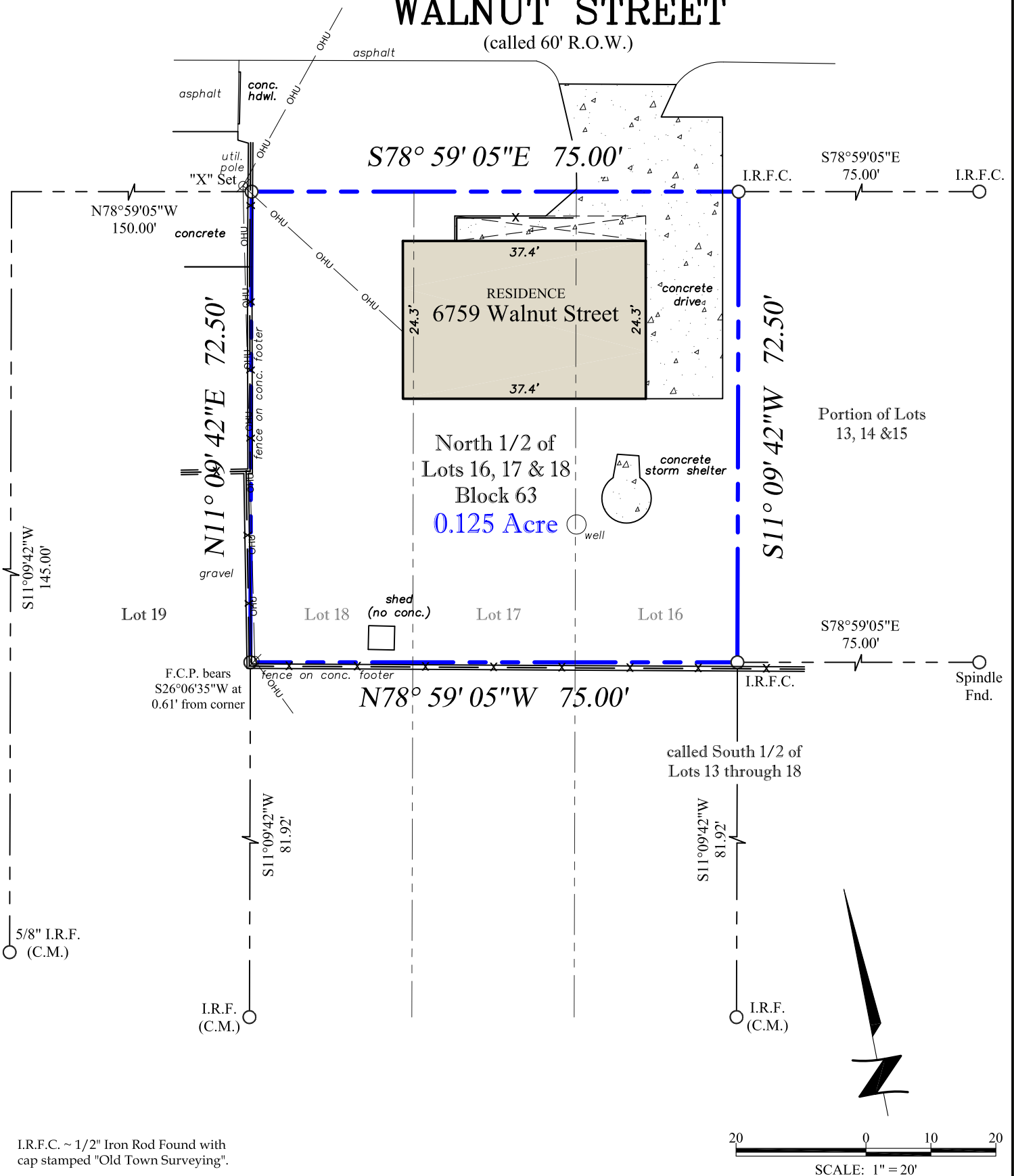


6759 Walnut Street

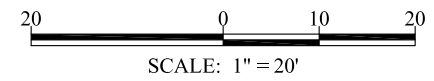
PROPERTY DESCRIPTION: Situated in Collin County, Texas, and being the North one-half (1/2) of Lots 16, 17 and 18, Block 63, of Original Donation, an Addition to the City of Frisco, according to the plat thereof recorded in Volume 113, Page 74, of the Plat Records of Collin County, Texas.

WALNUT STREET

(called 60' R.O.W.)



• I.R.F.C. ~ 1/2" Iron Rod Found with cap stamped "Old Town Surveying".

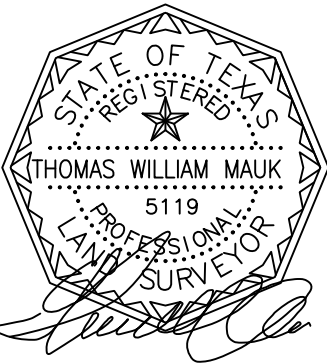


FLOOD NOTE: It is my opinion that the property described hereon is not within the 100-year floodplain as scaled per the Federal Emergency Management Agency Flood Insurance Rate Map, Community-Panel No. 480134 0240 K, present Effective Date of Map, June 7, 2017, herein property lies within Zone "X" Unshaded.



6759 Walnut Street,
Frisco, Texas

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 building lines and easements shown hereon are per record map or plat unless otherwise noted. Use of this document is solely intended for the transaction reflected by the G.F. Number referenced hereon. Any other use is prohibited and at user's risk.



October 24, 2024

LEGEND:	
	Boundary Line
	Overhead Utility Line
	Fenceline (G. post)
BASIS OF BEARINGS Bearings shown hereon are based on the Texas State Plane Coordinate System, North Central Zone 4202, NAD83 (U.S. Feet).	
	Controlling Monument
	1/2" Iron Rod Found (unless otherwise noted)
	1/2" Iron Pipe Found
	1/2" Iron Rod Set "Old Town Surveying" (blue cap)

Allegiance Title Co. G.F. No. ALFM-1623-3016232400546R

Fieldwork Date: 10/23/2024 Party Chief: JH

Job No.: 202410199 Tech: JJ

3212 Long Prairie Road,
Suite 100,
Flower Mound, TX 75022
Ph.: 972.355.5525
Fax: 972.355.4459

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TFRN Number: 10194611