

LINETYPE TABLE

—	BOUNDARY LINE
- - -	ADJOINER LINE
— OHU —	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 all that certain 1.270 acre tract of land situated in the William Ryan Survey, Abstract No. 746, City of McKinney, Collin County, Texas, and being a portion of that certain tract of land conveyed to Marker M.L., L.P., by deed recorded in Volume 4769, Page 1387, Deed Records, Collin County, Texas, and being a portion of Lot 2, Block A, Danfry Addition, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Cabinet 1, Page 143, Plat Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with red plastic cap stamped "Peiser & Mankin" found for the northwest corner of said Lot 2, Danfry Addition, same being the southwest corner of Lot 3, said Block A, Danfry Addition, same being in the easterly right-of-way line of U.S. Highway 75 (Northbound Service Road) (a variable width right-of-way);

THENCE South 89 deg. 06 min. 19 sec. East, along the common line of said Lot 2, Danfry Addition and said Lot 3, a distance of 213.90 feet to a 1/2 inch iron rod with red plastic cap found for the northeast corner of said Lot 2, Danfry Addition, same being the southeast corner of said Lot 3, same being in the west line of Lot 1, Eldorado Place Apartments, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Cabinet J, Page 521, Plat Records, Collin County, Texas;

THENCE South 00 deg. 53 min. 41 sec. West, along the common line of said Lot 2, Danfry Addition and said Lot 1, Eldorado Place Apartments, a distance of 254.67 feet to a 1/2 inch iron rod found for the southeast corner of said Lot 2, same being the northeast corner of Lot 1, aforesaid Block A, Danfry;

THENCE North 89 deg. 06 min. 19 sec. West, along the common line of said Lots 2 and 1, Danfry Addition, a distance of 219.25 feet to a 1/2 inch iron rod with red plastic cap stamped "Peiser & Mankin" found for the southwest corner of the herein described tract, same being the southeast corner of a right-of-way dedication conveyed to State of Texas, by deed recorded in County Clerk's File No. 2005-0147744, Official Public Records, Collin County, Texas;

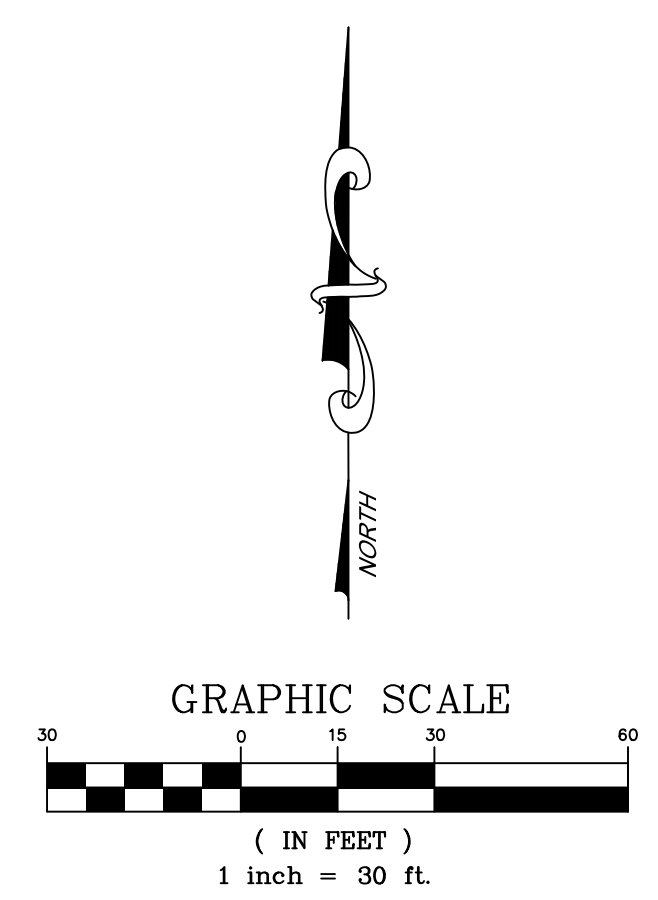
THENCE North 01 deg. 49 min. 10 sec. East, through the interior of said Lot 2, Danfry Addition, along the east line of said State of Texas tract, and along the east right-of-way line of aforesaid U.S. Highway 75, a distance of 237.01 feet to a 1/2 inch iron rod with red plastic cap stamped "Peiser & Mankin" found for the angle point, same being in the west line of said Lot 2, Danfry Addition, same being the north corner of said State of Texas tract;

THENCE North 05 deg. 49 min. 42 sec. East, along the common line of said Lot 2, Danfry Addition and said U.S. Highway 75, a distance of 17.76 feet to the POINT OF BEGINNING and containing 55,302 square feet or 1.270 acres of computed land, more or less.

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

PORTION OF LOT 2

S. CENTRAL EXPRESSWAY

MCKINNEY, TEXAS 75070

NO.	DATE	REVISION
1.		
2.		
3.		

JOB NO.:	22-0511	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	SHEET 1 OF 1
DATE:	2/12/2024		
FIELD DATE:	2/7/2024	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE FIRM No. 100999-00 Member Since 1977	
SCALE:	1" = 30'		
FIELD:	J.W.		
DRAWN:	J.M.N.		
CHECKED:	T.R.M.	tmankin@peisersurveying.com	