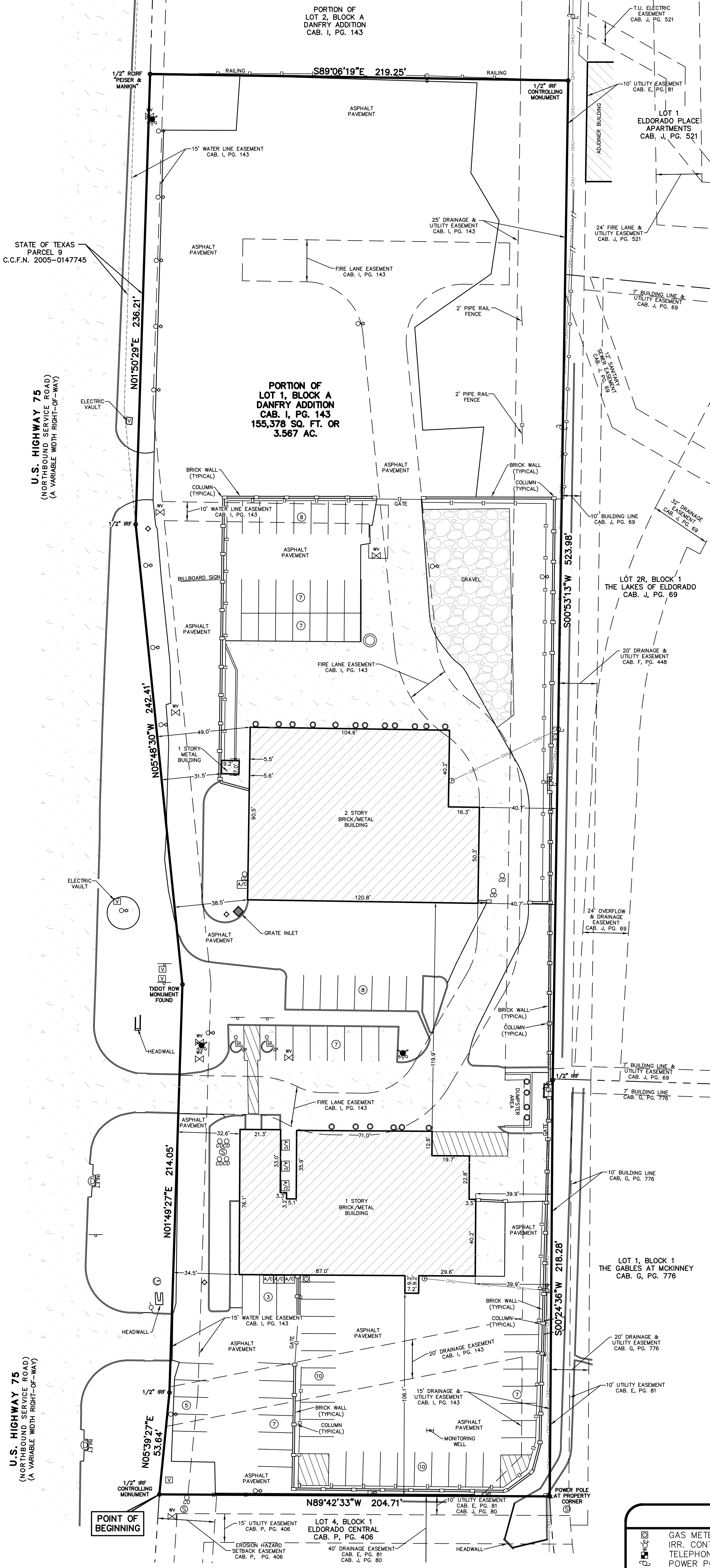
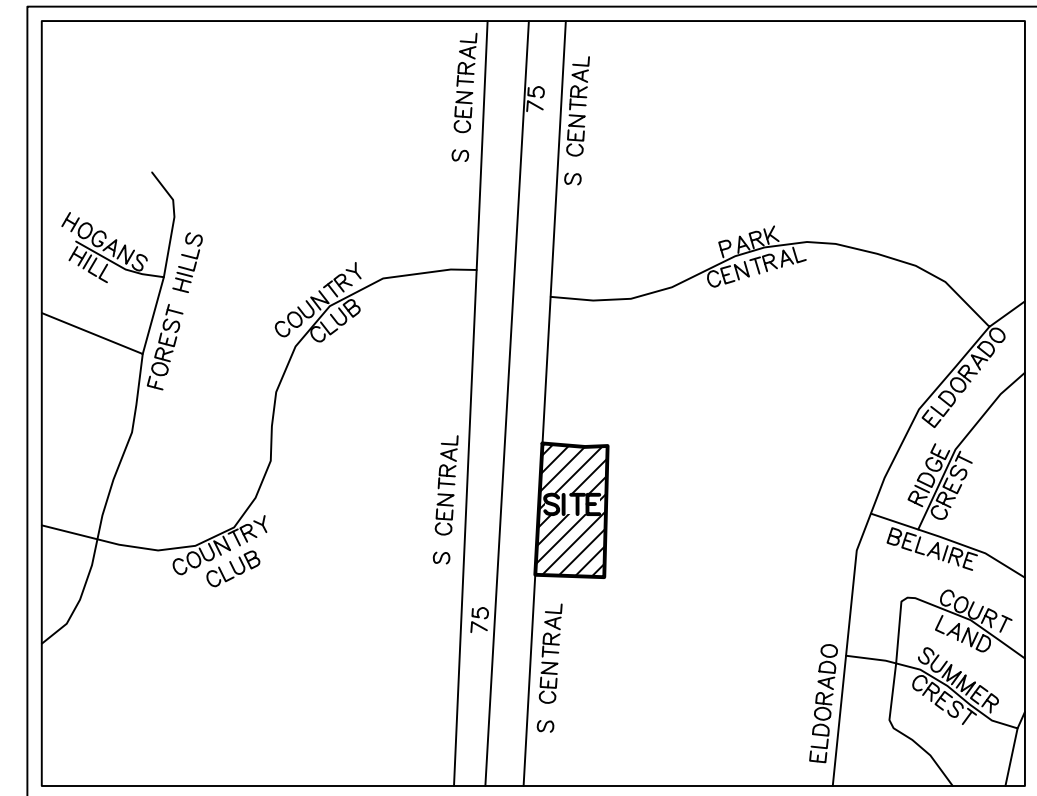


VICINITY MAP
N.T.S.



This is to certify that I have, this date, made an on the ground survey of the property located on 2727 S. Central Expressway in the City of McKinney, Texas, described as follows:

BEING all that certain 3.567 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.P., by deed recorded in Volume 4769, Page 1387, Deed Records, Collin County, Texas, and being a portion of Lot 1, 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, Plat Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the southwest corner of said Lot 1, Danfry Addition, same being the northwest corner of Lot 4, Block 1, Eldorado Central, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Cabinet P, Page 406, Plat Records, Collin County, Texas, some being in the easterly right-of-way line of U.S. Highway 75 (Northbound Service Road) (a variable width right-of-way);

THENCE along the common line of said Lot 1, Danfry Addition and said U.S. Highway 75 as follows:

North 05 deg. 39 min. 27 sec. East, a distance of 53.64 feet to a 1/2 inch iron rod found for angle point;

North 01 deg. 49 min. 27 sec. East, a distance of 214.05 feet to a TXDOT right-of-way monument found for angle point;

North 05 deg. 48 min. 30 sec. West, a distance of 242.41 feet to a 1/2 inch iron rod found for angle point, same being the south end of a right-of-way dedication conveyed as Parcel 9 to State of Texas, by deed recorded in County Clerk's File No. 2005-0147745, Official Public Records, Collin County, Texas;

THENCE North 01 deg. 50 min. 29 sec. East, through the interior of said Lot 1, Danfry Addition and along the easterly right-of-way line of said U.S. Highway 75, a distance of 236.21 feet to a 1/2 inch iron rod with red plastic cap stamped "Peiser & Mankin" found for the northwest corner of the herein described tract, same being in the south line of Lot 2, aforesaid Block A, Danfry Addition;

THENCE South 89 deg. 06 min. 19 sec. East, along the common line of said Lots 1, Danfry Addition and said Lot 2, a distance of 219.25 feet to a 1/2 inch iron rod found for the northeast corner of said Lot 1, Danfry Addition, same being the southeast corner of said Lot 2, 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. 13 sec. West, along the common line of said Lot 1, Danfry Addition and said Lot 1, Eldorado Place Apartments, passing the southwest corner of said Lot 1, Eldorado Place Apartments, same being the northwest corner of Lot 2R, Block 1, The Lakes of Eldorado, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Cabinet J, Page 69, Plat Records, Collin County, Texas, and continuing along the common line of said Lot 1, Danfry Addition and said Lot 1, Eldorado Place Apartments, a total distance of 523.98 feet to a 1/2 inch iron rod found for angle point, same being the southwest corner of said Lot 2R, same being the northwest corner of Lot 1, Block 1, The Gables at McKinney, an addition to the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Cabinet G, Page 776, Plat Records, Collin County, Texas;

THENCE South 00 deg. 24 min. 36 sec. West, along the common line of said Lot 1, Danfry Addition and said Lot 1, The Gables at McKinney, a distance of 218.28 feet to the southeast corner of said Lot 1, Danfry Addition, for which there is a power pole, same being the northeast corner of aforesaid Lot 4;

THENCE North 89 deg. 42 min. 33 sec. West, along the common line of said Lot 1, Danfry Addition and said Lot 4, a distance of 204.71 feet to the POINT OF BEGINNING and containing 155,378 square feet or 3.567 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 1.00014792 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.

LINETYPE TABLE

---	BOUNDARY LINE
- - -	ADJOINER LINE
---	OVERHEAD SERVICE LINE
---	ELECTRIC FENCE
---	WOOD FENCE
---	CHAIN LINK FENCE
---	EASEMENT LINE
---	STREET CENTERLINE

LEGEND

⊗	GAS METER	⊗	FIRE HYDRANT	⊗	WATER MANHOLE	⊗	SIGN
⊗	IRR. CONTROL VALVE	⊗	FUEL PORT	⊗	WATER METER	⊗	LIGHT POLE
⊗	TELEPHONE PEDESTAL	⊗	WATER VALVE	⊗	TELEPHONE MANHOLE	⊗	TYPICAL FENCE
⊗	POWER POLE	⊗	TRANSFORMER PAD	⊗	COMMUNICATION PYLON	⊗	CONCRETE
⊗	DOWN GUY	⊗	ELECTRIC METER	⊗	UG GAS PYLON	⊗	BOLLARD
⊗	S.S. MANHOLE	⊗	STORM DRAIN MANHOLE	⊗	VAULT	⊗	COVERED AREA
⊗	CLEAN OUT	⊗		⊗	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 1
2727 S. CENTRAL EXPRESSWAY
MCKINNEY, TEXAS 75070

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

Timothy R. Mankin
Registered Professional Land Surveyor No. 6122

JOB NO.: 22-0511
DATE: 2/12/2024
FIELD DATE: 2/7/2024
SCALE: 1" = 30'
FIELD: J.W.
DRAWN: J.M.N.
CHECKED: T.R.M.
tman@peisersurveying.com
FIRM No. 100999-00
Member Since 1977

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