

120 McGee Street

Being situated in the Town of Princeton, Collin County, Texas, a part of the Hardin Wright Survey, Abstract # 957 and being Lot 8 on the North side of Brown Street in the T.F. Brown Addition to the Town of Princeton, Texas, as recorded in Volume 2, Page 16 of the Map and Plat Records of Collin County, Texas.



SURVEYOR'S CERTIFICATE

This survey is made relying on information provided by Old Republic National Title Insurance Company in connection with the transaction described in GF# 5141004947. The undersigned Registered Professional Land Surveyor (Bryan Connally) hereby certifies to BPAX Properties LC, Alliance Business Banking and Old Republic National Title Insurance Company that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property located at 120 McGee Street described in Volume 2, Page 16, and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and platted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is located in Zone X and is not located in a 100 Year Flood Plain or in an identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development (Flood Insurance Rate Map No. 48085C0295J, with a date of 06/02/2009) pursuant to the Flood Disaster Protection Act of 1973.

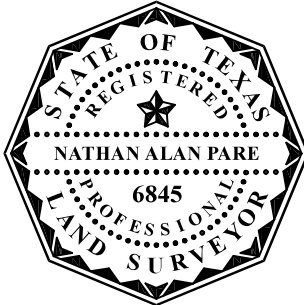
The surveyor expressly understands and agrees that entities mentioned above are entitled to rely on this survey as having been performed to the appropriate standards of the current Texas Society of Professional Surveyors Standards and Specifications for a Texas Land Title Survey as set forth by the Texas Board of Professional Land Surveying.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

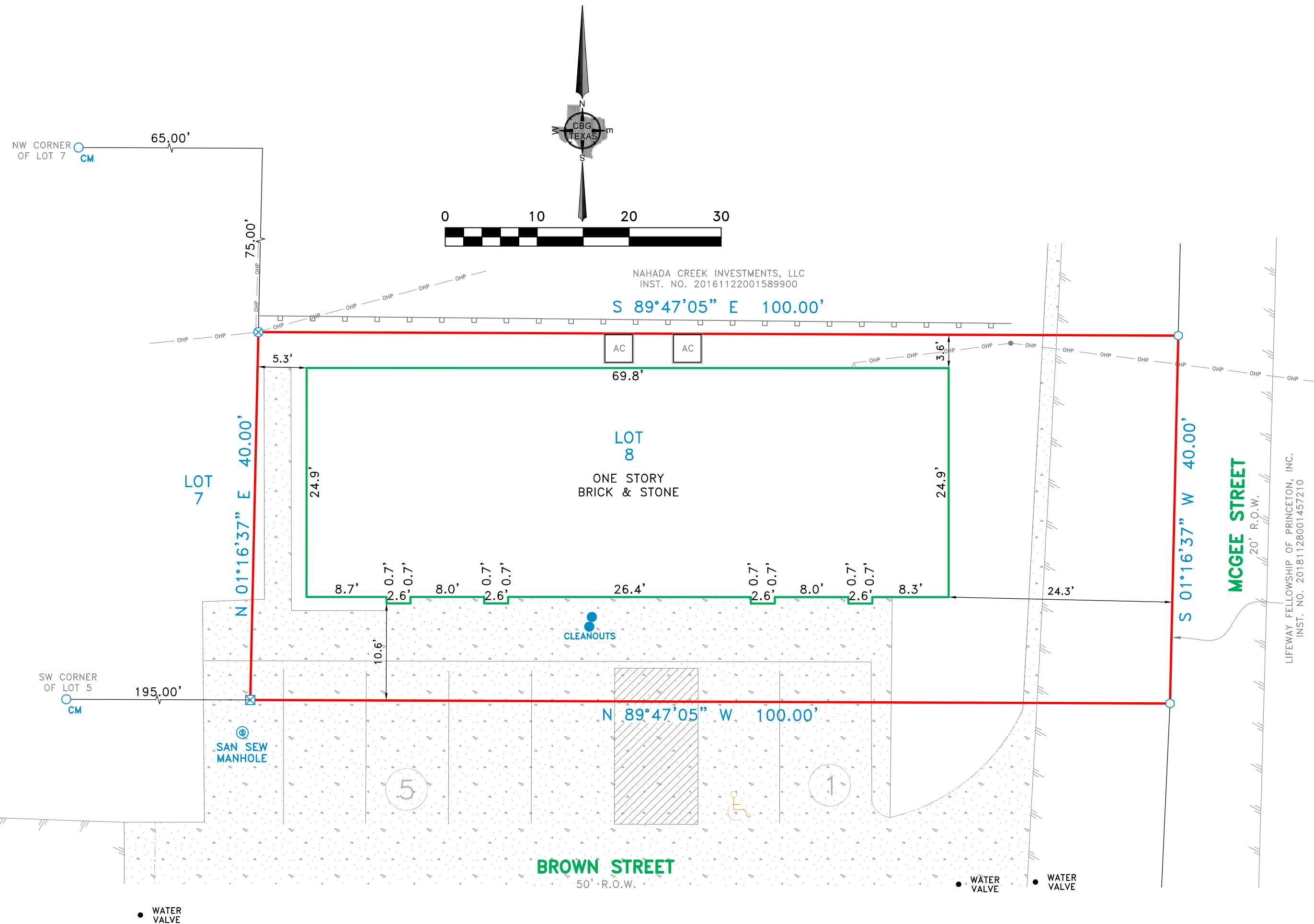
Executed this 23rd day of August, 2022

*Nathan Alan Pare*

Registered Professional Land Surveyor

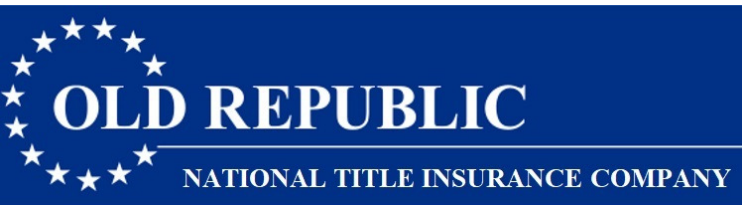


ACCEPTED BY: \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE

NOTES:  
EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.



Call 811 Before You Dig

REVISIONS		
DATE	BY	NOTES

CONTROLLING MONUMENT		LEGEND	
○ 1/2" IRON ROD FOUND	PE - POOL EQUIPMENT	— CHAIN LINK FENCE	ASPHALT PAVING
⊗ 1/2" IRON ROD SET	■ COLUMN	— WOOD FENCE	CONCRETE PAVING
○ MAG NAIL SET	AC - AIR CONDITIONING	— 0.5" WIDE TYPICAL BARBED WIRE	DOUBLE SIDED WOOD FENCE
□ FENCE POST CORNER	⊙ FIRE HYDRANT	— IRON FENCE	
⊗ "X" FOUND / SET	— OVERHEAD ELECTRIC SERVICE	— PIPE FENCE	
⊗ 5/8" ROD FOUND	— OES - OES	— COVERED PORCH, DECK OR CARPORT	
⊗ UNDERGROUND ELECTRIC	— OHP - OHP	— CONCRETE PAVING	
⊗ OVERHEAD ELECTRIC	◆ POINT FOR CORNER	— GRAVEL/ROCK ROAD OR DRIVE	
⊗ POWER POLE			



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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 10'	8/23/2022	2215941	SEE CERT.	TO

TEXAS LAND TITLE SURVEY

LOT 8, T.F. BROWN ADDITION

TOWN OF PRINCETON, COLLIN COUNTY, TEXAS

120 MCGEE STREET