

**PROPERTY DESCRIPTION**

STATE OF TEXAS §  
 COUNTY OF COLLIN §

Lot 2, Block 1, Dal-Tex Mapleshade Addition, an addition to the City of Plano, Texas, according to the Revised Conveyance Plat thereof recorded in Volume 2019, Page 255-256, Official Public Records, Collin County, Texas.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 7th day of July, 2022, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, from the Dal-Tex Mapleshade Addition plat, recorded in Volume 2019, Page 255, O.P.R.C.C.T.

**SCHEDULE "B" NOTES**

Items corresponding to the Commitment for Title Insurance issued July 7, 2022 by Chicago Title Insurance Company bearing an effective date of N/A, GF# 4712022573.

1. The property is subject to the following restrictive covenants of record itemized below:

Volume 2019, Page 255-256, Official Public Records, Collin County, Texas. (Affects the subject property, blanket)

2-10c. Intentionally omitted, by Surveyor.

10d. Easements and/or building lines as set out on Revised Conveyance Plat thereof recorded in Volume 2019, Page 255-256, Official Public Records, Collin County, Texas.

15' Sanitary Sewer Easement. (Affects the subject property, as shown).  
 15' Electrical & Communication. Easement. (Affects the subject property, as shown).  
 12' Firelane & Access Easement. (Affects the subject property, as shown).

10E. Cross Access Agreement, filed August 11, 1997, recorded in Volume 3973, Page 977, Deed Records, Collin County, Texas. (Affects the subject property, blanket)

The Surveyor has not abstracted the record title and/or easements of the subject property. The Surveyor prepared this survey with the benefit of a title commitment described above and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property which may have been filed in the real property records but are not disclosed in said title commitment.

**ABBREVIATION LEGEND**

ABBR.	DEFINITION
AC	AIR CONDITIONER
BILLB	BILLBOARD
BoI	BOLLARD
C	COMMUNICATION
CC#	COUNTY CLERK'S FILE NO.
CIRF	IRON ROD FOUND WITH CAP
CIRS	IRON ROD SET W/CAP STAMPED "W.A.I. 5714"
CM	CONTROLLING MONUMENT
CO	CLEANOUT
DS	DOWNSPOUT
E	ELECTRIC
EB	ELECTRIC BOX
EM	ELECTRIC METER
FH	FIRE HYDRANT
FOMK	FIBER OPTIC MARKER
FP	FLAG POLE
G	GAS
GI	GRATE INLET
GL	GROUND LIGHT
GM	GAS METER
GМК	GAS MARKER
GR	GAS RISER
GV	GAS VALVE
GW	GUY WIRE
HI	BUILDING HEIGHT
HC	HANDICAPPED
ICV	IRRIGATION CONTROL VALVE
IN	INLET

**ABBREVIATION LEGEND**

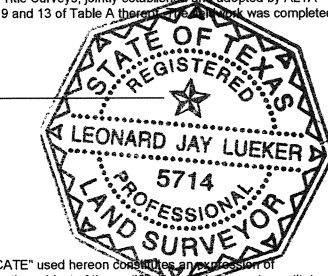
IRF	IRON ROD FOUND
LP	LIGHT POLE
MAG	MAG NAIL SET WITH SHINER STAMPED "W.A.I. R.P.L.S. 5714"
MB	MAIL BOX
MH	MANHOLE
MP	METAL POST
OHL	OVERHEAD LINES
PF	PIN FLAG
PKF	PK NAIL FOUND
PKS	PK NAIL SET
PM	PAINT MARK
PP	POWER POLE
SB	SIGNAL BOX
SN	SIGN
SP	SIGNAL POLE
SS	SANITARY SEWER
SW	STORM WATER
TMK	TELEPHONE MARKER
TP	TELEPHONE PEDESTAL
TPAD	TRANSFORMER PAD
TSN	TRAFFIC SIGN
UGC	UNDERGROUND CABLE MARKER
W	WATER
WM	WATER METER
WP	WOOD POST
WV	WATER VALVE
XCF	"X" CUT IN CONCRETE FOUND
XCS	"X" CUT IN CONCRETE SET

**SURVEYOR'S CERTIFICATION**

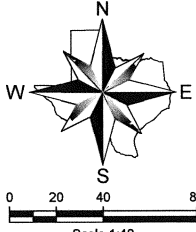
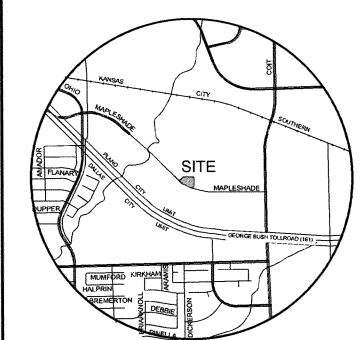
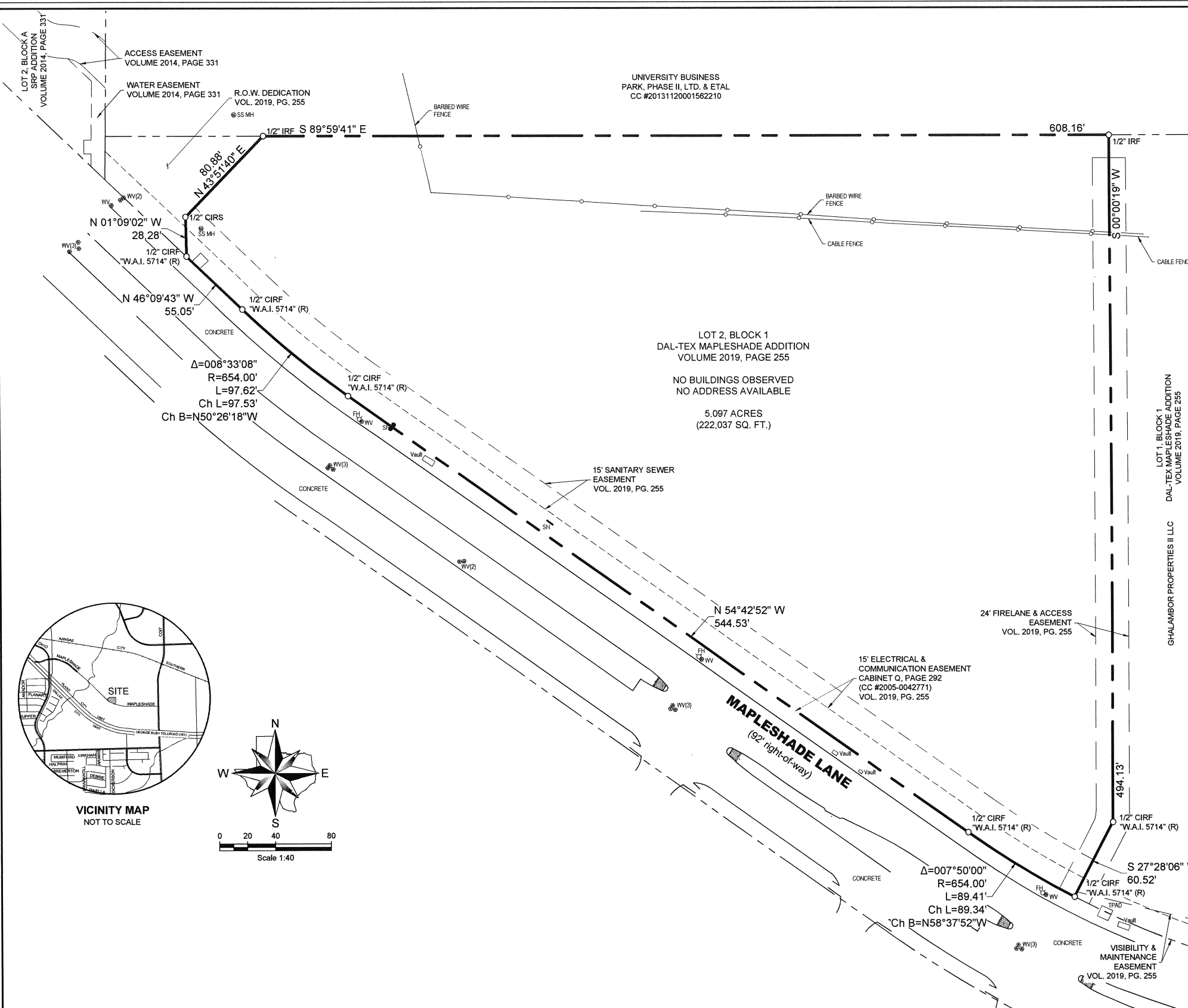
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

Date: 07.16.22  
 Scale: 1:40  
 File: 34601.0H-ALTA  
 Project No.: 34601.0H

Leonard J. Lueker (Original signature in red ink)  
 Registered Professional Land Surveyor  
 Texas Registration No. 5714  
 l.lueker@winkelman.com



Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.



**FLOOD NOTE**  
 According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48085C0370K, dated June 07, 2017, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure 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.

APPROVAL	REVISION	DATE	No.

MARTHA MCBRIDE SURVEY, ABSTRACT NO. 553  
 CITY OF PLANO  
 COLLIN COUNTY, TEXAS  
 DAL-TEX MAPLESHADE, INC.  
 855 TWIN BRIDGES ROAD  
 WHITEFISH, MONTANA 59937

**ALTANSPTS LAND TITLE SURVEY**  
 5.097 ACRES

Date: 07.16.22  
 Scale: 1:40  
 File: 34601.0H-ALTA  
 Project No.: 34601.0H

**SHEET 1 OF 1**