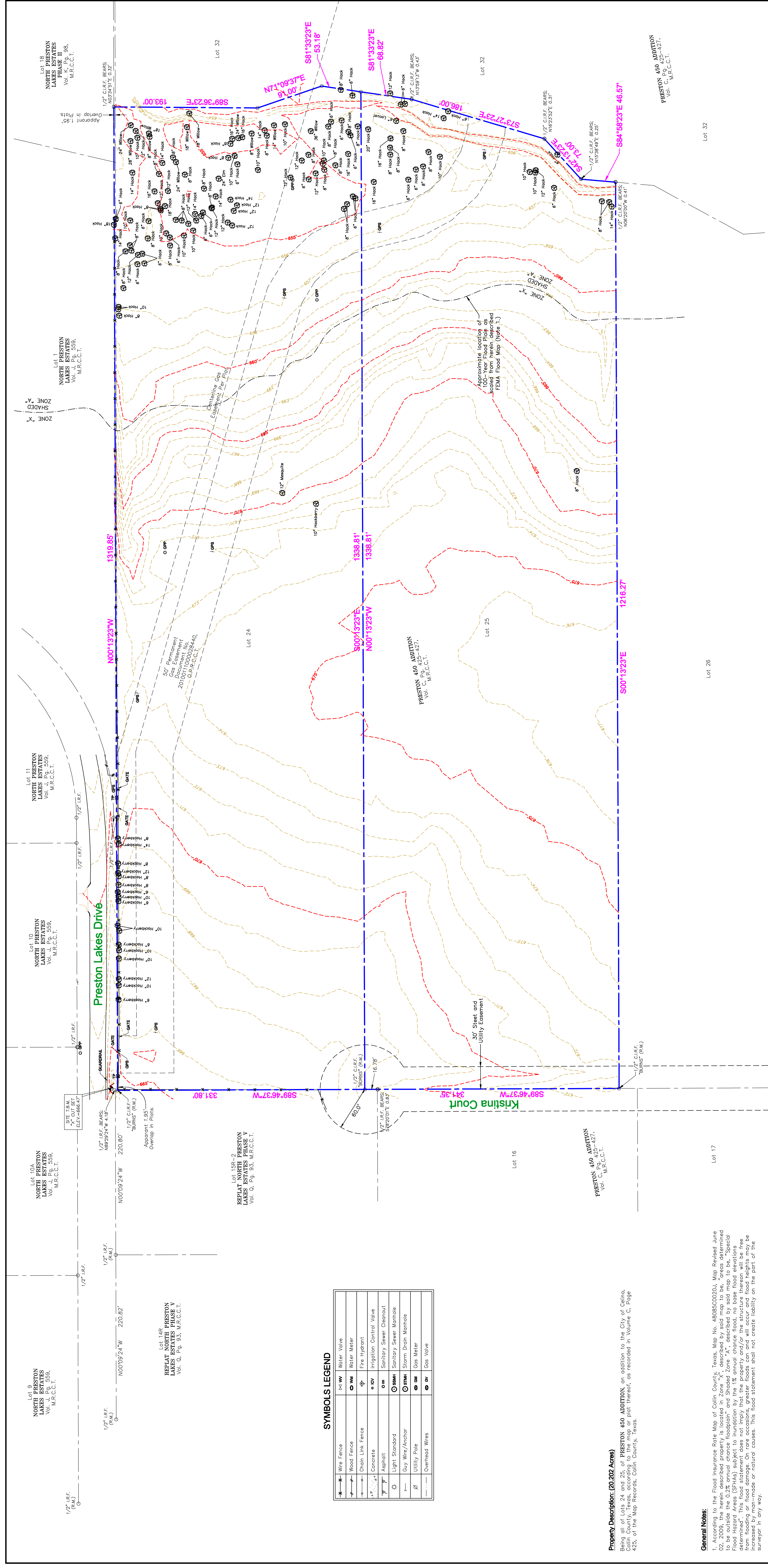




TOPOGRAPHIC AND
TREE SURVEY

20.202 ACRES

LOTS 24 AND 25

PRESTON 450 ADDITION

CITY OF CELINA,
COLLIN COUNTY, TEXAS

**North Texas
Surveying, L.L.C.**
Registered Professional Land Surveyors
1010 West University
McKinney, TX 75069
Ph. (469) 202-4242
www.northtexasurveying.com
Firm Registration No. 10074200

DATE: 10/15/2021

SCALE: 1" = 60'

DRAWN BY: C.S.H.

CHKD. BY: M.B.A.

JOB NO.: 2021-0108

ABBREVIATIONS

I.R.F. = Iron Rod Found

(R.M.) = Reference Monument

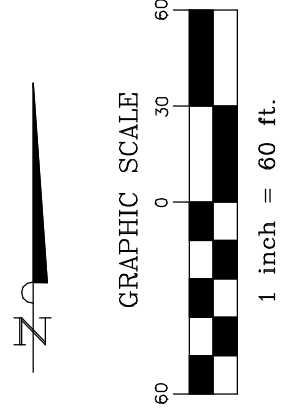
C.I.R.F. = Capped Iron Rod Found

C.I.R.S. = 1/2" Iron rod with yellow plastic cap stamped "RPLS 5686" set

M.R.C.C.T. = Map Records, Collin County, Texas

D.R.C.C.T. = Deed Records, Collin County, Texas

O.P.R.C.C.T. = Official Public Records, Collin County, Texas



Property Description: (20.202 Acres)
Being all of Lots 24 and 25, of PRESTON 450 ADDITION, as recorded to the City of Celina, Collin County, Texas, according to the map or plat thereof, as recorded in Volume C, Page 425, of the Map Records, Collin County, Texas.

- General Notes:**
- According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 4805C0000J, Map Revised June 02, 2009, the herein described property is located in Zone "X", described by said map to be, "areas determined to be of moderate flood hazard risk." The property is located within the 1% annual chance flood, no base flood elevations are shown. This flood statement does not imply that the property and/or the structure hereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be caused by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor in any way.
 - The surveyor has relied on the herein described subject plat with regard to any easements, restrictions, or encumbrances and has not conducted a title search. The surveyor does not warrant the accuracy of the restrictions or rights-of-way has been performed by the surveyor. This survey is licensed for a single transaction. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the express written consent of the Surveyor. The Surveyor does not warrant the accuracy of the survey data. All rights are reserved. Illegal copies are prohibited. Please note that the use of the word "Certify" or "Certificate" or "Certification" 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.
 - Bearings are based on the Texas State Plane Coordinate System, North Central Zone (4202), NAD83. Surface values shown can be converted to grid by dividing by the combined scale factor of 0.99957028 at base point 0.0.

Surveyor's Certification:
This survey was completed without the benefit of a current title commitment.
I, Michael B. Arthur, Registered Professional Land Surveyor in and for the State of Texas, hereby certify that the above described property is the property of the City of Celina, Texas, and that the survey was made in accordance with the Manual of Practice for a Category 1A, Condition II, Survey.

SYMBOLS LEGEND	
	Wire Fence
	Wood Fence
	Chain Link Fence
	Concrete
	Asphalt
	Light Standard
	Guy Wire/Anchor
	Utility Pole
	Overhead Wires
	Water Valve
	Fire Hydrant
	Irrigation Control Valve
	Sanitary Sewer Cleanout
	Storm Drain Manhole
	Gas Meter
	Gas Valve