

7509 PENNRIDGE CIRCLE  
ROWLETT, TX 75088

## CATEGORY 1A CONDITION II

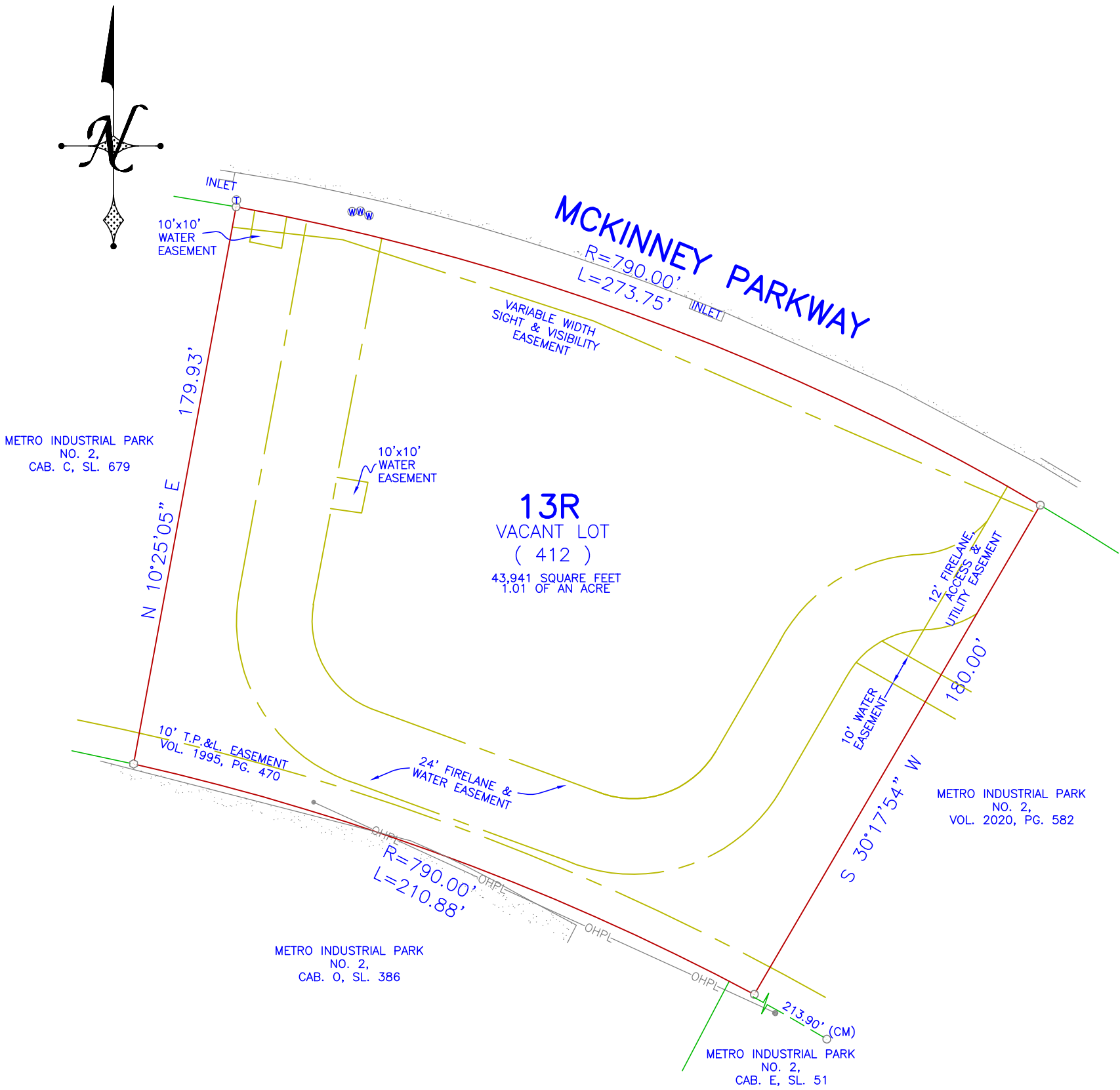


FIRM REGISTRATION NO. 10194366

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 412 MCKINNEY PARKWAY, in the city of MCKINNEY, Texas.

Being Lot 13R, in Block B, of LOT 13 AND 14, BLOCK B OF METROL INDUSTRIAL PARK NO. 2, a subdivision situated in the City of McKinney, Collin County, Texas, according to the map or plat thereof recorded in Volume 2016, Page 556, Plat Records of Collin County, Texas, as amended in map or plat thereof recorded in Volume 2018, Page 295, Plat Records of Collin County, Texas.



PROPERTY SUBJECT TO  
EASEMENTS & RESTRICTIONS  
VOL. 1742, PG. 434, VOL. 2175, PG. 706  
VOL. 418, PG. 56, VOL. 451, PG. 46,  
VOL. 1995, PG. 468, VOL. 1995, PG. 470

ACCEPTED BY: \_\_\_\_\_



The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY FAIR TEXAS TITLE  
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 40'  
Date: 02/08/21  
G. F. No.: MK213766  
Job no.: 202101055  
Drawn by: JM

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.  
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR FAIR TEXAS TITLE

LEGEND	
WOOD FENCE	TEXT
CHAIN LINK	IMPROVEMENTS
IRON FENCE	BOUNDARY LINE
WIRE FENCE	EASEMENT SETBACK
CM	RESIDENCE
MRD	CONTROLLING MONUMENT
1/2" IRON ROD FOUND	MONUMENTS OF RECORD DIGNITY
1/2" YELLOW-CAPPED IRON ROD SET	
SET 'X'	
FOUND 'X'	
5/8" IRON ROD FOUND	
PK NAIL FOUND	
CABLE	ELECTRIC
CLEAN OUT	PE - POOL EQUIP
GAS METER	POWER POLE
FIRE HYDRANT	TELEPHONE
LIGHT POLE	WATER METER
MANHOLE	WATER VALVE
(UNLESS OTHERWISE NOTED)	

