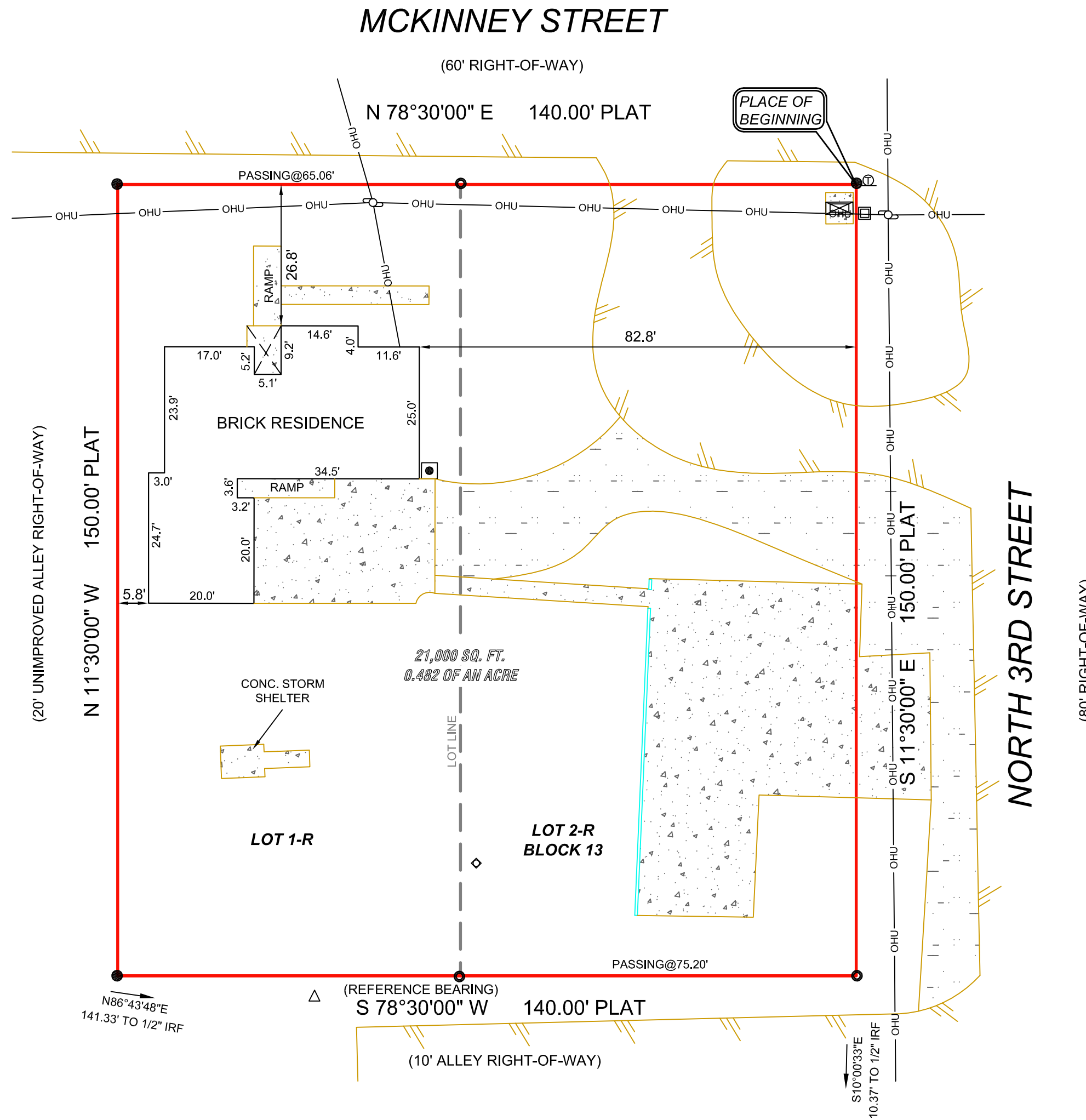
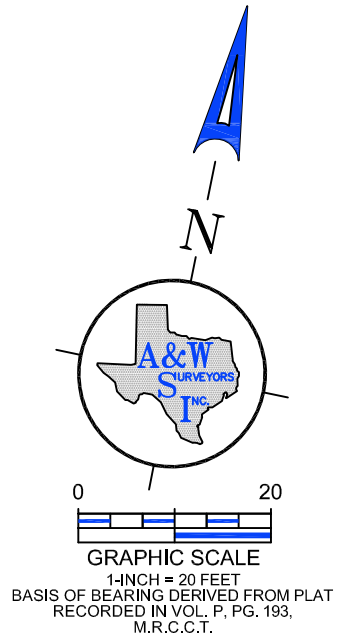


**SURVEY PLAT: 213 MCKINNEY STREET & 612 N. 3RD STREET**



**LEGAL DESCRIPTION**

Being all of Lots 1-R and 2-R, Block 13, of the Minor Replat of Lots 1-R and 2-R, Block 13 of the Town of Princeton, Collin County, Texas, according to the plat thereof recorded in Cabinet P, Page 193, Plat Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the intersection of the South line of McKinney Street, an 80' right-of-way, with the West line North Third Street, an 80' right-of-way;

Thence South 11°30'00" East, along said West line, a distance of 150.00' to a 5/8" iron rod found at the intersection of said West line with the North line of a 10' alley right-of-way;

Thence South 78°30'00" West, a passing at a distance of 75.20' a 5/8" iron rod found at the common South corner of said Lots 1-R and 2-R, and continuing a total distance of 140.00' to a 1/2" iron rod found at the intersection of said North line with the East line of a 20' alley right-of-way;

Thence North 11°30'00" West, a distance of 150.00' to a 1/2" iron rod found in the said South line of McKinney Street;

Thence North 78°30'00" East, passing at a distance of 65.06' a 5/8" iron rod found at the common North corner of said Lots 1-R and 2-R, and continuing a total distance of 140.00' to the PLACE OF BEGINNING and containing 21,000 square feet or 0.482 of an acre of land.

**NOTE**

This survey was performed without the benefit of an abstractor, therefore, no search of record easements was performed on subject property.

**FLOOD**

This is to certify that no portion of the subject property shown hereon lies within the 100 Year Flood Hazard Area as shown on the Flood Insurance Rate Map, Community Panel No. 48085C 0315J, dated 06-02-2009. The property is located in Zone "X".

NOTE: All 1/2" IRS are 1/2-Inch Iron rods with yellow plastic caps stamped "RPLS 5310".

LEGEND									
● 1/2" IR FOUND	⊙ X-FOUND	⊠ TELE. BOX	⊕ BOLLARD POST	⊕ UTILITY POLE	— OHU — OVERHEAD UTILITY LINE	▭ COVERED AREA	▭ CONCRETE	— BUILDING LINE	
○ 1/2" IR SET	⊗ X-SET	⊠ CABLE BOX	⊕ LIGHT POLE	⊕ WATER METER	— GUY WIRE ANCHOR	▭ ASPHALT	▭ GRAVEL	— EASEMENT	
⊙ 5/8" IR FOUND	⊕ 1" IR FOUND	⊠ ELECTRIC BOX	⊕ SAN. SEW. MH.	⊕ GAS METER	— BARBED WIRE FENCE	▭ FIRE LANE STRIPE	▭ BRICK	— BOUNDARY	
⊙ 3/8" IR FOUND	⊕ 1" IP FOUND	⊠ BRICK COLUMN	⊕ IRRIGATION VALVE	⊕ A.C. PAD	— IRON FENCE	▭ BRICK WALL	▭ STONE	— HIGHBANK LINE	
⊕ 60-D NAIL FOUND	⊕ POINT FOR CORNER	⊠ STONE COLUMN	⊕ WATER VALVE	⊕ TRANS. BOX	— CHAINLINK FENCE	▭ STONE RET. WALL	▭ WOOD DECK	— PARKING STRIPE	
⊕ PK NAIL SET	⊕ CON. MONUMENT	⊕ STORM DRAIN MH.	⊕ FIRE HYDRANT	⊕ POOL EQUIP.	— WOOD FENCE	▭ CON. RET. WALL	▭ BUILDING WALL	— HANDICAP SPACE	
⊕ 1/2" IP FOUND	⊕ 3/4" IP FOUND	⊕ SAN. SEW. CO.	⊕ IR. VALVE		— PIPE RAIL FENCE	▭ NO PARKING	▭ TILE		

I, John S. Turner, Registered Professional Land Surveyor of the State of Texas, do certify that this Survey Plat is a true, correct and accurate representation of the property shown hereon as determined by survey on the ground under my supervision. The lines and dimensions of said property being indicated by the plat. The improvements are within the boundaries of the property lines at the distances indicated and there are no visible and apparent easements, encroachments, conflicts or protrusions, except as shown. This survey meets or exceeds the minimum standards required by the Texas Board of Professional Land Surveying.

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*John S. Turner*  
JOHN S. TURNER  
RPLS 5310

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JOB# 19-1173 DRAWN BY: 079  
DATE: 07-13-2019  
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"A professional company operating in your best interest"