PROJECT: 7401-B-16

Colvin Surveying Company
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3814 Cavalier Drive
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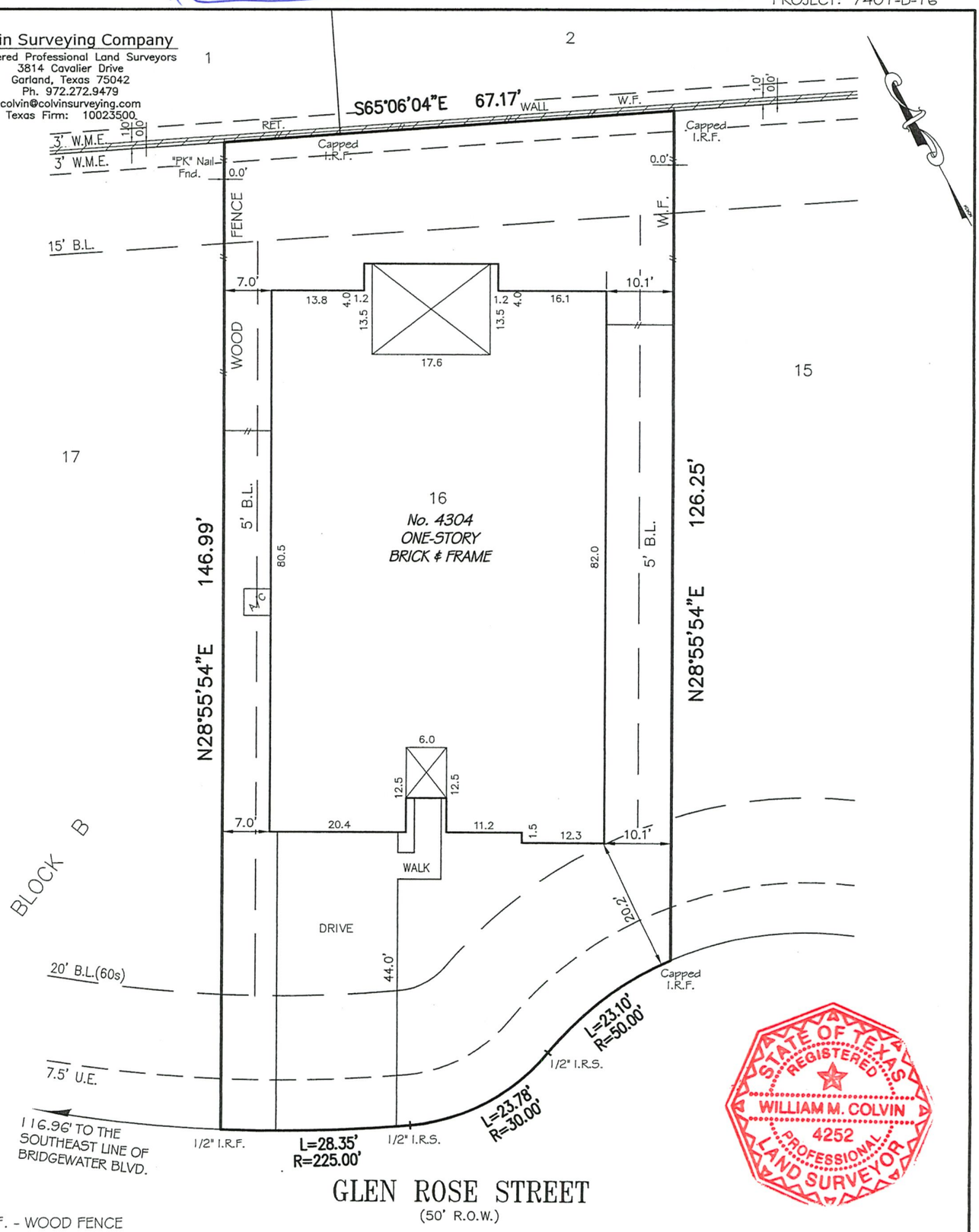

W.F. - WOOD FENCE

FLOOD NOTE: THE FLOOD INSURANCE RATE MAP (F.I.R.M.), FOR UNINCORPORATED AREA OF CITY OF CELINA, COLLIN COUNTY, TEXAS, COMMUNITY PANEL NO. 48085C0120J, EFFECTIVE DATE: JUNE 2, 2009, INDICATES ALL OF THE PROPERTY SHOWN HEREON IS LOCATED WITHIN ZONE X, WHICH BY F.I.R.M. DEFINITION MEANS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN". THE SURVEYOR ASSUMES NO LIABILITY ON THE ACCURACY OF THIS REPORT.

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF PROPERTY LOCATED AT 4304 GLEN ROSE STREET IN THE TOWN OF PROSPER, TEXAS, DESCRIBED AS FOLLOWS: BEING LOT 16, BLOCK B OF LIGHT FARMS, BARTLETT NEIGHBORHOOD – PHASE 2, AN ADDITION TO COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER VOLUME 2022, PAGE 556–557, PLAT RECORDS, COLLIN COUNTY, TEXAS, AS AFFECTED BY CERTIFICATE OF CORRECTION RECORDED UNDER COUNTY CLERK'S FILE NO. 2022000120674, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS.

THE PLAT HEREON IS A 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 BUILDINGS AND IMPROVEMENTS ARE AS SHOWN, ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY, SET BACK FROM PROPERTY LINES THE DISTANCE INDICATED AND THAT THE DISTANCE FROM THE NEAREST INTERSECTING STREET OR ROAD IS AS SHOWN ON SAID PLAT. THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

SCALE: 1" = 20' DATE: 12-6-2023 REGISTERED PROFESSIONAL LAND SURVEYORS, TEXAS