

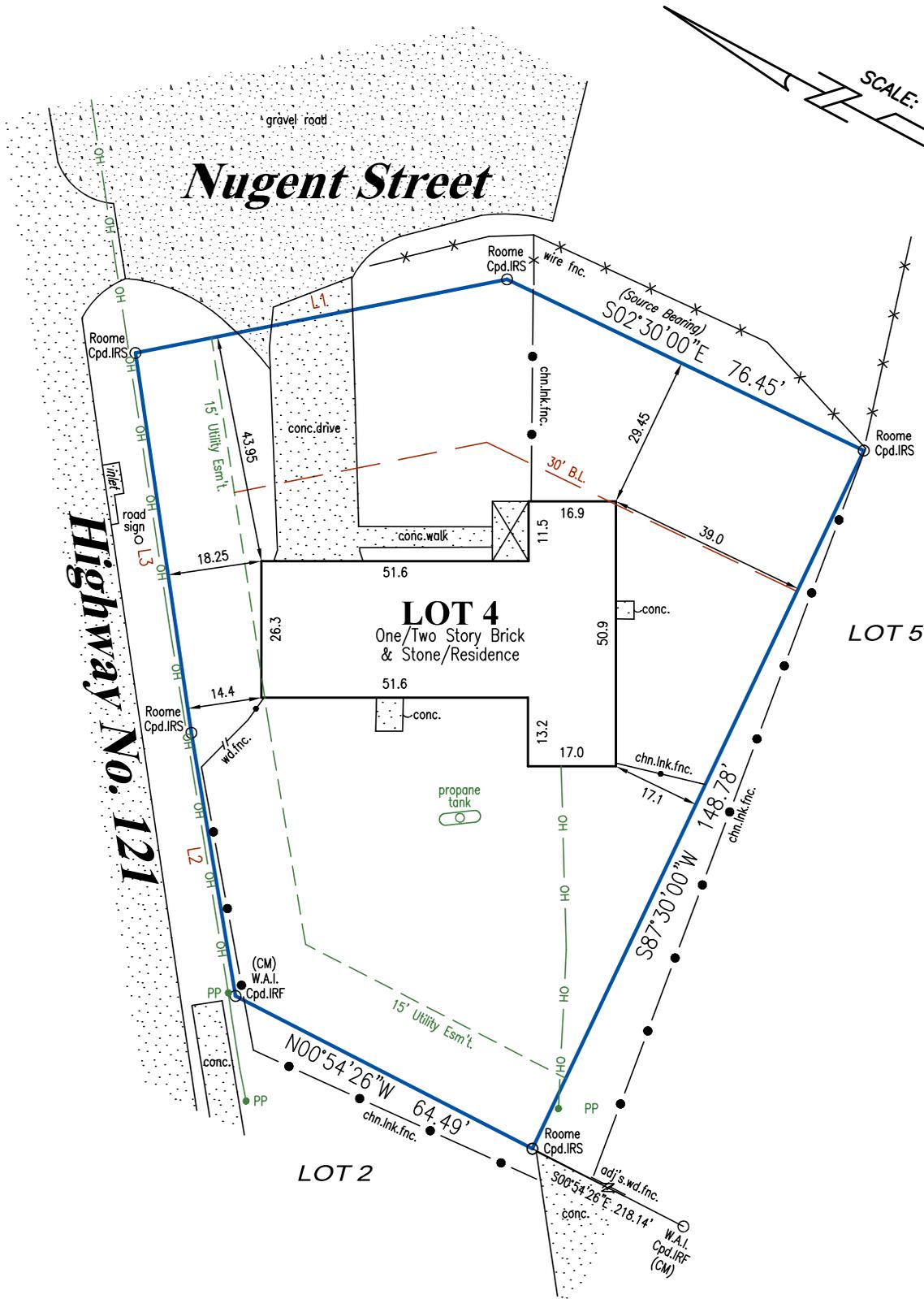
PROPERTY DESCRIPTION

Address: **6183 Nugent Street, Being Lot 4, in Block 2, of Ready Triangle**, an Addition to the City of Melissa, Collin County, Texas, according to the Map/Plat thereof recorded in Volume 4, Page 94, of the Map Records, of Collin County, Texas.



**Roome
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LINE	BEARING	DISTANCE
L1	S39°10'00"E	73.23'
L2	N52°26'00"E	51.31'
L3	N53°33'00"E	73.85'

LEGEND

IRF=Iron Rod Found | IRS=Iron Rod Set | Cpd.=Capped | OH=Overhead Line | PP=Power Pole | LP=Light Pole | FH=Fire Hydrant | WM=Water Valve | WM=Water Meter | CM=Gas Meter | B.L.=Building Line | HH=Handhole | adj.'s.=Adjoiner's | I.O.F.=Top of Form | Min.F.=Minimum Finished Floor | F.P.=Finished Pod | MH=Manhole

NOTES: (1) Source bearing is based on recorded plat unless otherwise noted. (2) (CM) = Controlling monument. (3) Surveyor's signature will appear in red ink on original copies. (4) No part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map Number 48085C 0170J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas & Incorporated Area dated June 2, 2009. (Zone X). This statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can & will occur & flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. (5) Final grade assumed finished floor elevations are at the brick ledge. (6) Drainage arrows, if shown, were determined by elevations shown hereon. (7) Subject property is affected by any & all notes, details, easements & other matters, that are shown on or as part of the recorded plat. (8) Survey performed without a title commitment. There may be easements, or other matters, not shown.

CERTIFICATION

On the basis of my knowledge, information & belief, I certify to **Randy Davis** that as a result of a survey made on the ground to the normal standard of care of Registered Professional Land Surveyors practicing in the State of Texas, I find the plat hereon is true, correct & accurate as to the boundaries of the subject property & if shown, location & type of buildings & visible improvements hereon.

Date: 10/07/2022 Revised: _____ Job No. ES698391

