

PLAT SHOWING

Lot 10, Block E of BIRMINGHAM BLUFFS, PHASE 1, an Addition to the City of Wylie, Collin County, Texas, according to the Plat thereof recorded in Volume 2019, Page 818, Map Records, Collin County, Texas; together with Certificate of Correction recorded under Clerk's File No. 20200722001141370, Official Public Records, Collin County, Texas.

1011 MANCHESTER DRIVE



BEARING SOURCE
BEARINGS SHOWN HEREON ARE
BASED ON THE PLAT RECORDED
IN VOL. 2019, PG. 818, P.R.C.C.T.

FLOOD CERTIFICATION
Subject property is located in
Zone X (unshaded) according to
the Flood Insurance Rate Map
Community Panel
Map # 48085C0420 J
MAP REVISED: June 2, 2009

REVISED TO REFLECT LOMR
LOMR CASE 09-06-3427P
EFFECTIVE: December 16, 2009

"Zone X"(unshaded)
Areas determined to be outside
the 0.2% annual chance floodplain.

Determination based on graphically
scaling from the above listed
map, only.

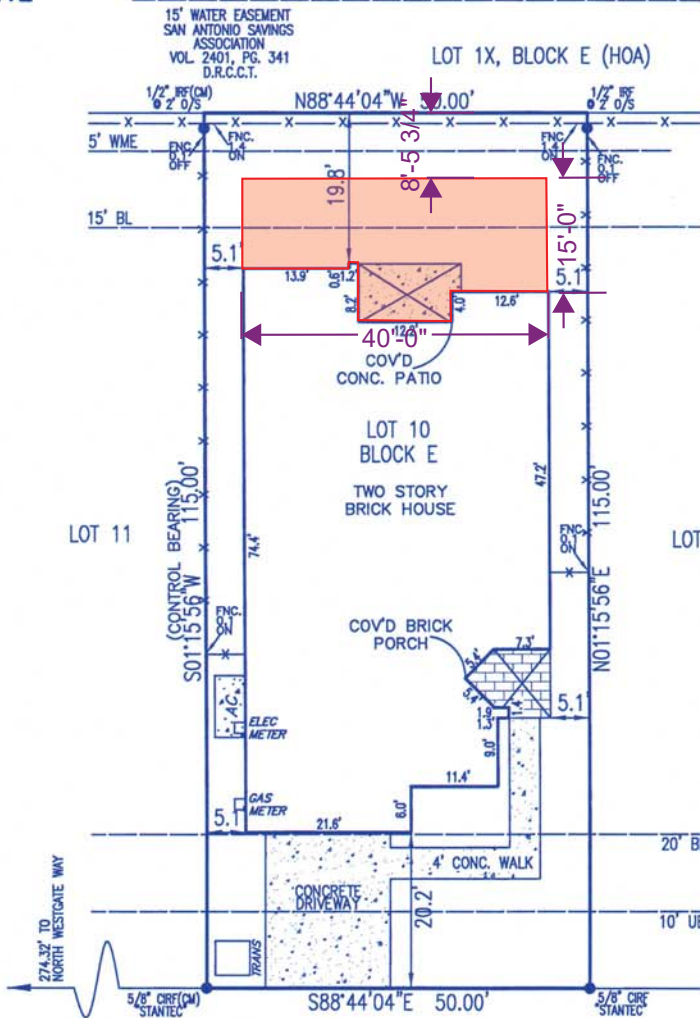
This flood statement does
not create liability on part
of the surveyor or surveying
company.

NOTES:

To the best of my knowledge and belief:

I certify to Alliant National Title Insurance Company and Benchmark Title:

- 1) This survey was prepared in conjunction with and from a Title Commitment prepared by Alliant National Title Insurance Company and Benchmark Title; Title Commitment GF No. PL22-33603, Effective Date: 10/19/2022.
- 2) Subject to building lines and easements referenced and/or depicted in Vol. 2019, Pg. 818, M.R.C.C.T. and under Clerk's File No. 20200722001141370, O.P.R.C.C.T. and the aforementioned Title Commitment.
- 3) Easements recorded in Vol. 581, Pg. 236, D.R.C.C.T., is for an Electricity right of way (as depicted on parent plat) and under Clerk's File No. 20190801000918720, O.P.R.C.C.T. is an electric easement, and does appear to affect as depicted on parent plat.
- 4) Easement recorded in Vol. 4899, Pg. 2320 & Clerk's File No. 20140709000708710, Official Public Records appears to be for drainage easement, along FM 1378, said F.M. 1378, does not appear to be near the subject property, unless it has been remane. Thus it does not appear to effect.
- 5) Easements recorded in Vol. 512, Pg. 487, D.R.C.C.T., as depicted on parent plat, Vol. 2401, Pg. 341, D.R.C.C.T., Vol. 2401, Pg. 343, D.R.C.C.T., as depicted on parent plat and Vol. 4899, Pg. 2264, O.P.R.C.C.T., Clerk's File No. 2016111001537410, O.P.R.C.C.T., The above listed easements appear to be for subsurface easements, being west of Lot 1, Block D, and south of Block D & E, of the parent plat. Thus, it appears not to affect the subject property, actual structure of the easements cannot be determined.
- 6) Subsurface structure(s), utilities, and easements are beyond the scope of this survey.
- 7) Terms, provisions, stipulations, conditions, restrictions, drainage, minerals, covenants, assessments, agreements, obligations, rights, privileges, ordinances, immunities, and/or liens are beyond the scope of this survey.



1011 MANCHESTER DRIVE
50' R.O.W.



"The Plat hereon is an accurate representation of the property as determined by a survey made on the ground under my direction and supervision on the date shown below, 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, except as shown, set back from the property lines the distances indicated and that the distance from the nearest intersecting street or road is as shown on said Plat. There are no apparent easements, conflicts, protrusions or apparent easements, except as shown."

SURVEY DATE: 11/04/2022	
SCALE: 1" = 20'	
DRAWN BY: VW	
PH JOB # W-068-E-10	
BLS JOB # 20504804	

WINDSOR

BARROW
LAND SURVEYING

Platting / Planning / Residential / Commercial

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