

POINT OF BEGINNING
 30' PUBLIC RIGHT OF ACCESS
 (DOC. NO. 93-0070812)
COUNTY ROAD 134

CARRIE LAYNE AND HOWARD BRAWDY
 (INST. NO. 20201028001887190)
 (FILED: OCTOBER 28, 2020)

PART OF
 CARLTON WESTLEY HARRIS
 (INST. NO. 20131210001625530)
 (FILED: DECEMBER 10, 2013)
53.799 ACRES
 (2,343,491 SQUARE FOOT)

JEFF AND PAIGE HEATH
 (INST. NO. 20210510000937860)
 (FILED: 05/10/21)

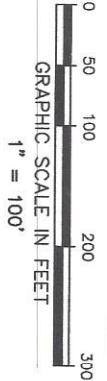
MATCH LINE (SEE SHEET 2)

20' GRAYSON-COLL COOPERATIVE, INC. EASEMENT
 (DOC. NO. 1995-4138)
 CONCRETE PAVEMENT
 OVERHANG
 W/GRUY
 16.2'
 4' BARB WIRE FENCE

20' GRAYSON-COLL COOPERATIVE, INC. EASEMENT
 (DOC. NO. 1995-41)

NOTES

1. Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on August 22, 2020 with a combined mean factor of 1.0012.
2. This boundary survey has been prepared and performed in accordance with the Professional Land Surveying Practices Act and General Rules of Procedure and Practice adopted by the State Board of Professional Land Surveying.
3. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, Map No. 4843020202, Community-Flood Map Effective Date: March 21, 2016. All of the subject property is shown to be located in Zone "X" on said map. The location of the said flood insurance rate map is not shown on the ground. Flood insurance rate maps are subject to change and are shown on said map as follows:
 Zone "X" - Other Flood Areas determined to be outside the CEI covered areas floodplain.
4. This survey is based on deeds, contracts and/or recorded plats and other records furnished by the client and/or the client's representatives as well as adjacent public easements found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this survey does not represent warranty of title or guarantee of ownership. The surveyor does not warrant the accuracy of the survey or the location of the subject property.
5. Except as specifically stated or shown on this plat, the surveyor does not warrant to reflect any of the following which may be applicable to the subject tract: easements, building setbacks, utility easements, subdivision restrictions, zoning or other land-use regulations, Agreements, Lease Agreements, and ownership title evidence.
6. Any dedication made herein or hereon is made to the original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.



SURVEYOR'S CERTIFICATE

The plat of survey herein is a representation of the property as determined from an actual on-the-ground survey conducted by me or under my supervision. This survey has been prepared and performed in accordance with the Professional Land Surveying Practices Act and General Rules of Procedure and Practice adopted by the State Board of Professional Land Surveying. The surveyor does not warrant the accuracy of the survey or the location of the subject property. The surveyor does not warrant to reflect any of the following which may be applicable to the subject tract: easements, building setbacks, utility easements, subdivision restrictions, zoning or other land-use regulations, Agreements, Lease Agreements, and ownership title evidence. The preceding declaration is made to the original purchaser of this survey and is not transferable to additional institutions or subsequent owners.
 Executed on the 29th day of August, 2021.

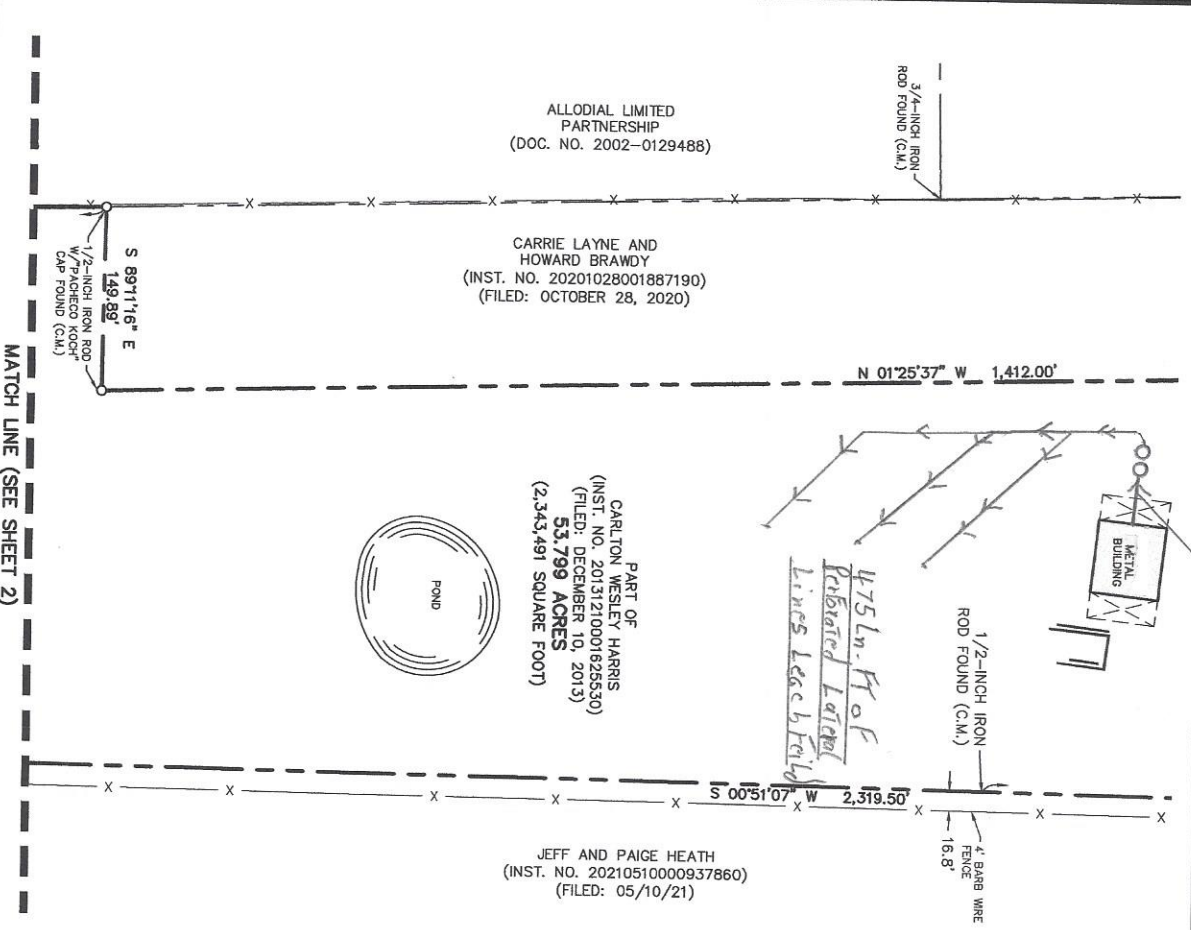


Dustin C. Partridge
 Dustin C. Partridge
 Professional Land Surveyor
 No. 6590

Pacheco Koch
 4080 BRYANT RINK ROAD
 FORT WORTH, TX 76109 817.412.7155
 TX REG. ENGINEERING FIRM F-148
 TX REG. SURVEYING FIRM LS-10000001

53.799 ACRE TRACT
 BOUNDARY SURVEY
 SHEET 1 OF 5
 BEING OUT OF THE
 ELIZABETH LEDBETTER SURVEY, ABSTRACT NO. 545,
 COLLIN COUNTY, TEXAS

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
DCP	DCP	1"=100'	08/20/2021	0100



ALLODIAL LIMITED
 PARTNERSHIP
 (DOC. NO. 2002-0129488)

CARRIE LAYNE AND
 HOWARD BRAWDY
 (INST. NO. 20201028001887190)
 (FILED: OCTOBER 28, 2020)

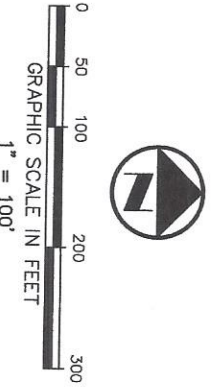
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 (INST. NO. 20131210001825530)
 (FILED: DECEMBER 10, 2013)
 53.799 ACRES
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JEFF AND PAIGE HEATH
 (INST. NO. 20210510000937860)
 (FILED: 05/10/21)

MATCH LINE (SEE SHEET 2)

Handwritten: Shed, 40 Sewer Drain To 2-500 GL. Concrete SPTic Tanks

Handwritten: TBD CR 134 Celina, Texas 75009



DESCRIPTION OF PROPERTY SURVEYED

DESCRIPTION OF PROPERTY SURVEYED: A 53.799-acre tract, bounded by 3/4-inch iron rods found (C.M.) on the north and east sides, and a 1/2-inch iron rod found (C.M.) on the south side. The west side is a dashed match line. A pond is located in the center. A metal building and a shed are shown on the east side. A fence line is marked with '16.8'. Handwritten notes include '475 L.F. of Distorted Latrod Lines Leg 6 Field'.

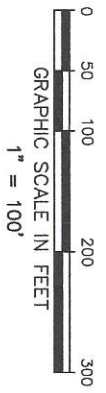
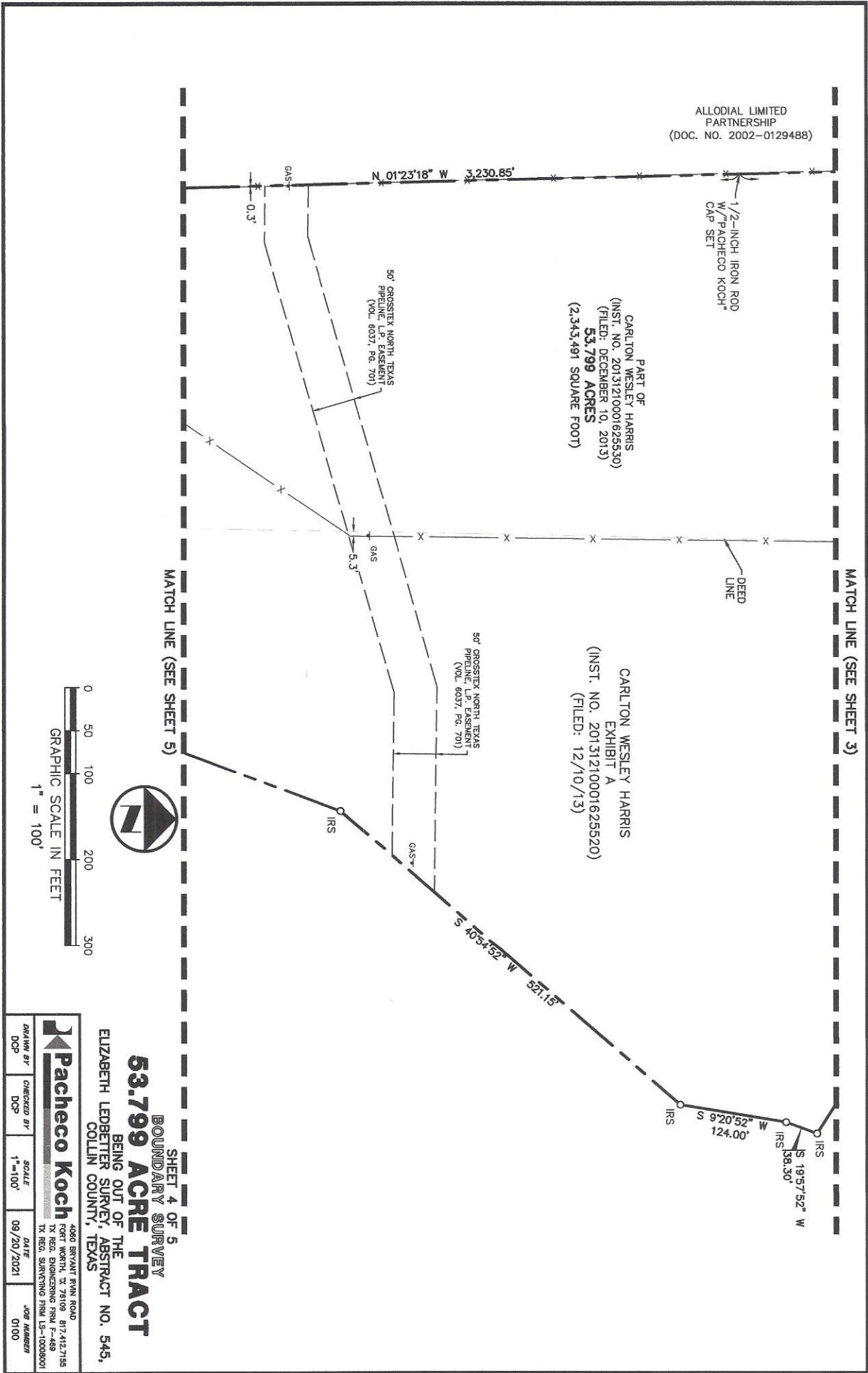
BOUNDARY SURVEY: A boundary survey of the 53.799-acre tract, bounded by 3/4-inch iron rods found (C.M.) on the north and east sides, and a 1/2-inch iron rod found (C.M.) on the south side. The west side is a dashed match line. A pond is located in the center. A metal building and a shed are shown on the east side. A fence line is marked with '16.8'. Handwritten notes include '475 L.F. of Distorted Latrod Lines Leg 6 Field'.

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SHEET 2 OF 5
 BOUNDARY SURVEY
53.799 ACRE TRACT
 BEING OUT OF THE
 ELIZABETH LEDBETTER SURVEY, ABSTRACT NO. 545,
 COLLIN COUNTY, TEXAS

Pacheco Koch
 4080 BRYANT RVM ROAD
 FORT WORTH, TX 76109 817.412.7155
 TX REG. ENGINEERING FIRM E-489
 TX REG. SURVEYING FIRM LS-10088001

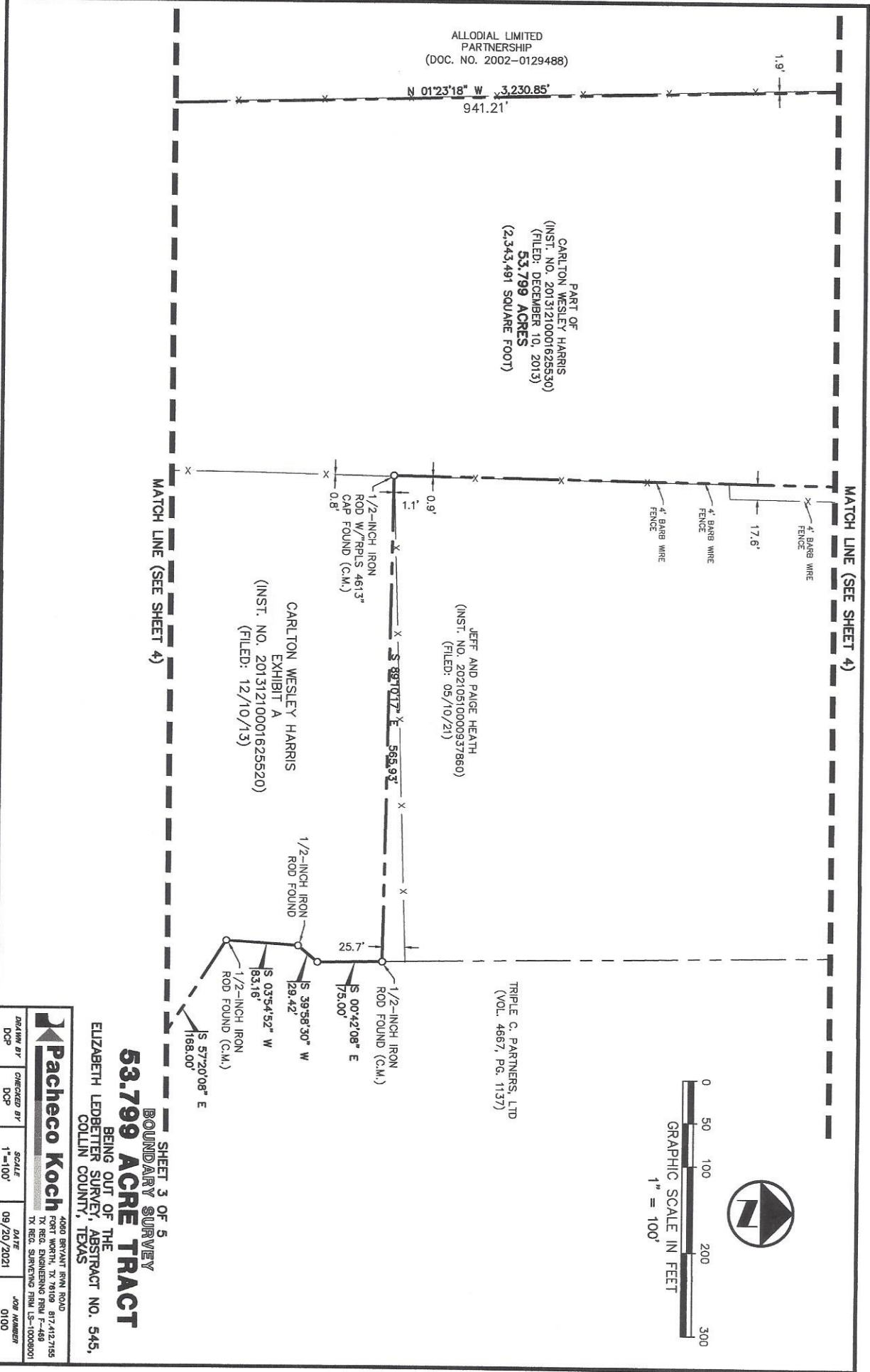
DESIGNED BY DCP	CHECKED BY DCP	SCALE 1"=100'	DATE 09/20/2021	JOB NUMBER 0100
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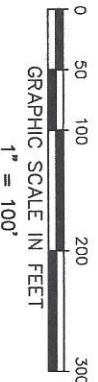
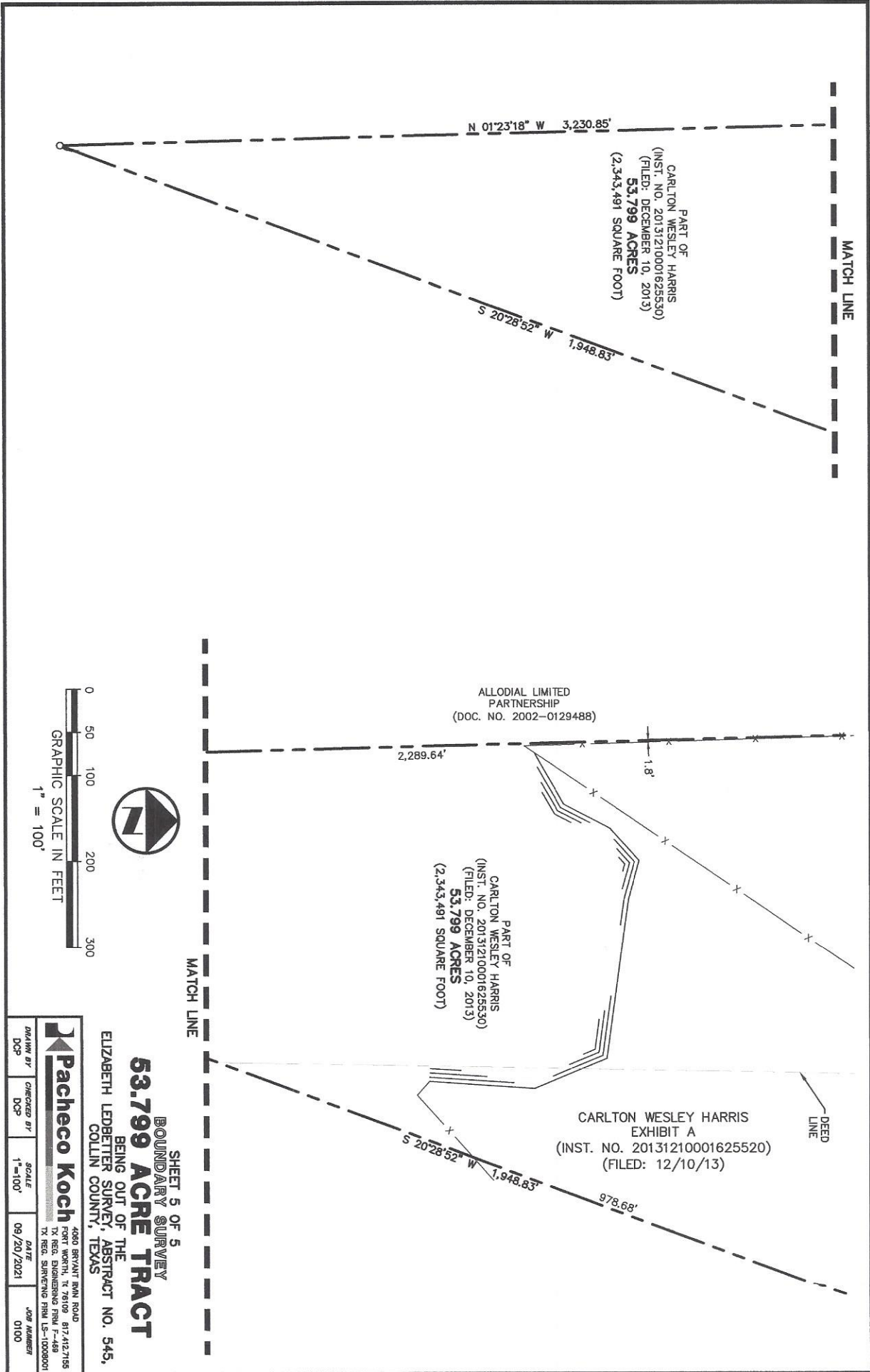
Pacheco Koch
 4060 BRYANT BURN ROAD
 FORT WORTH, TX 78109 817.412.7155
 TX REG. ENGINEERING FIRM F-4489
 TX REG. SURVEYING FIRM LS-10008001

DRAWN BY DCP	CHECKED BY DCP	SCALE 1"=100'	DATE 09/20/2021	JOB NUMBER 0100
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SHEET 4 OF 5
BOUNDARY SURVEY
53.799 ACRE TRACT
 BEING OUT OF THE
 ELIZABETH LEDBETTER SURVEY, ABSTRACT NO. 545,
 COLLIN COUNTY, TEXAS



Pacheco Koch	4090 BRYANT IRON ROAD FORT WORTH, TX 76109 817.412.7155 TX REG. ENGINEERING FIRM E-469 TX REG. SURVEYING FIRM LS-10008001
DRAWN BY DCP	CHECKED BY DCP
SCALE 1"=100'	DATE 09/20/2021
JOB NUMBER 0100	



Pacheco Koch
 4040 BRYANT BURN ROAD
 FORT WORTH, TX 76109 817.412.7155
 TX REG. ENGINEERING FIRM E-488
 TX REG. SURVEYING FIRM LS-10000001

DRAWN BY DCP	CHECKED BY DCP	SCALE 1"=100'	DATE 09/20/2021	JOB NUMBER 0100
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53.799 ACRE TRACT
 BOUNDARY SURVEY
 SHEET 5 OF 5
 BEING OUT OF THE
 ELIZABETH LEDBETTER SURVEY, ABSTRACT NO. 545,
 COLLIN COUNTY, TEXAS

BOUNDARY SURVEY - 53.799 ACRE TRACT