

SURVEYOR'S CERTIFICATE

TO U.S. 75 ANNA PARTNERS, LTD, VENTURA SEVEN LLC, FIRST NATIONAL TITLE INSURANCE COMPANY AND CAPITAL TITLE COMPANY:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND ON THE DATE SPECIFIED BELOW, THAT THIS MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

SURVEYED ON THE GROUND  
JUNE 19, 2022

*Ronald W. Coombs*  
RONALD W. COOMBS, R.P.L.S.  
STATE OF TEXAS No. 5294



**LOT 2R, BLOCK A  
455/75 BUSINESS ADDITION  
VOL. 2010, PG. 378  
M.R.C.C.T.**

BASIS OF BEARINGS: WEST BOUNDARY LINE OF SUBJECT PROPERTY AS SHOWN ON PLAT RECORDED IN VOL. 2010, PG. 378, M.R.C.C.T.

IRF DENOTES IRON ROD FOUND  
IRS DENOTES IRON ROD SET  
W/ORANGE PLASTIC CAP STAMPED  
"R. W. COOMBS RPLS 5294"

C.M. DENOTES CONTROLLING MONUMENT



**Coombs Land Surveying, Inc.**

P. O. Box 6160 Fort Worth, Texas 76115

(817) 920-7600

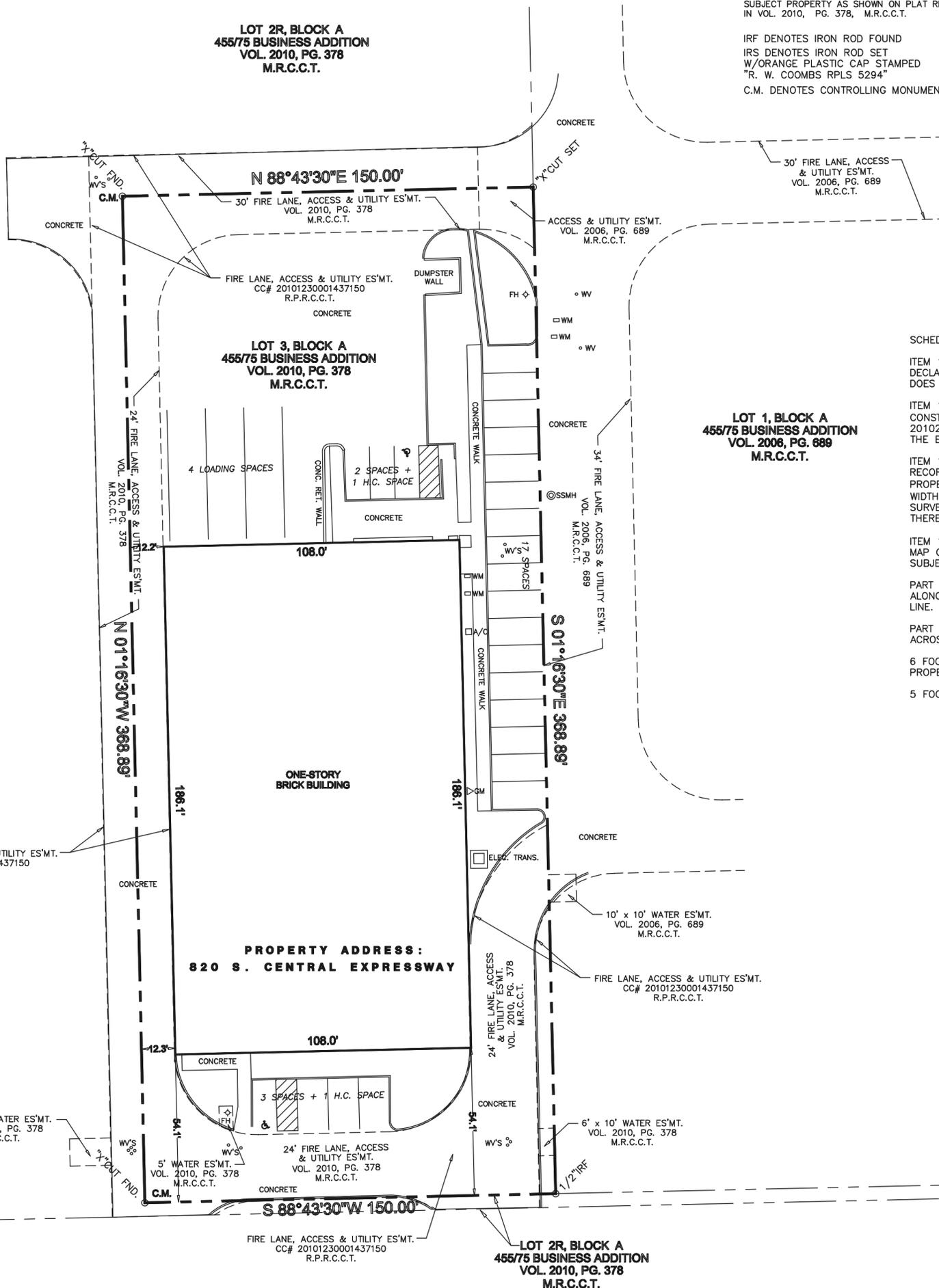
T.B.P.L.S. FIRM No. 10111800

CLS JOB No. 22-0090

GF No. 22-681489-MM

**\* NOTE \***  
ALL SUBJECT PROPERTY BOUNDARY LINE BEARINGS AND DISTANCES ARE PLAT & ACTUAL UNLESS OTHERWISE NOTED HEREON.

**\* NOTE \***  
NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS, COMMUNITY PANEL No. 48085C0155 J, MAP EFFECTIVE JUNE 2, 2009



SCHEDULE B ITEMS

ITEM 10f: TERMS, COVENANTS, PROVISIONS AND EASEMENTS SET FORTH IN DECLARATION OF EASEMENT RECORDED IN VOL. 5321, PG. 6820, R.P.R.C.C.T. DOES AFFECT THE SUBJECT PROPERTY. NOTHING IS PLOTTABLE HEREON.

ITEM 10g: TERMS AND PROVISIONS OF FIRELANE EASEMENT AND CONSTRUCTION AGREEMENT RECORDED IN CLERK'S FILE No. 2010230001437150, R.P.R.C.C.T. DOES AFFECT THE SUBJECT PROPERTY. THE EASEMENT IS SHOWN HEREON.

ITEM 10h: EASEMENT TO SOUTH GRAYSON WATER SUPPLY CORPORATION RECORDED IN VOL. 709, PG. 858, R.P.R.C.C.T. MAY AFFECT THE SUBJECT PROPERTY. DOCUMENT STATES THAT THE EASEMENT GRANTED IS "10 FEET IN WIDTH, WITH THE CENTER LINE THEREOF BEING THE PIPE LINE AS INSTALLED". SURVEYOR HAS NO KNOWLEDGE AS TO THE LOCATION OF SAID PIPELINE, THEREFORE, THE EASEMENT CANNOT BE PLOTTED HEREON.

ITEM 10i: THE FOLLOWING EASEMENT(S) AND/OR BUILDING LINE(S) SHOWN ON MAP OR PLAT RECORDED IN VOL. 2010, PG. 378, M.R.C.C.T. SO AFFECT THE SUBJECT PROPERTY AND ARE SHOWN HEREON:

PART OR ALL OF A 24 FOOT FIRE LANE, ACCESS AND UTILITY EASEMENT ALONG AND ACROSS THE SOUTH, WEST AND PART OF THE EAST PROPERTY LINE.

PART OF A 30 FOOT FIRE LANE, ACCESS AND UTILITY EASEMENT ALONG AND ACROSS THE NORTH PROPERTY LINE.

6 FOOT BY 10 FOOT WATER EASEMENT IN THE SOUTHEAST PART OF THE PROPERTY

5 FOOT WATER EASEMENT IN THE SOUTHWEST PART OF THE PROPERTY

**LOT 2R, BLOCK A  
455/75 BUSINESS ADDITION  
VOL. 2010, PG. 378  
M.R.C.C.T.**

FIRE LANE, ACCESS & UTILITY ES'MT.  
CC# 20101230001437150  
R.P.R.C.C.T.

**PROPERTY ADDRESS:  
820 S. CENTRAL EXPRESSWAY**

10' x 15' WATER ES'MT.  
VOL. 2010, PG. 378  
M.R.C.C.T.

5' WATER ES'MT.  
VOL. 2010, PG. 378  
M.R.C.C.T.

FIRE LANE, ACCESS & UTILITY ES'MT.  
CC# 20101230001437150  
R.P.R.C.C.T.

**LOT 2R, BLOCK A  
455/75 BUSINESS ADDITION  
VOL. 2010, PG. 378  
M.R.C.C.T.**

FIRE LANE, ACCESS & UTILITY ES'MT.  
CC# 20101230001437150  
R.P.R.C.C.T.

10' x 10' WATER ES'MT.  
VOL. 2006, PG. 689  
M.R.C.C.T.

6' x 10' WATER ES'MT.  
VOL. 2010, PG. 378  
M.R.C.C.T.

**LOT 1, BLOCK A  
455/75 BUSINESS ADDITION  
VOL. 2006, PG. 689  
M.R.C.C.T.**



GRAPHIC SCALE - FEET  
SCALE: 1" = 30'

**Survey plat of  
LOT 3, BLOCK A OF  
LOTS 2R AND 3, BLOCK A,  
455/75 BUSINESS ADDITION  
an addition to the City of Anna,  
Collin County, Texas  
according to the Plat recorded in  
Volume 2010, Page 378  
Map Records, Collin County, Texas.**