

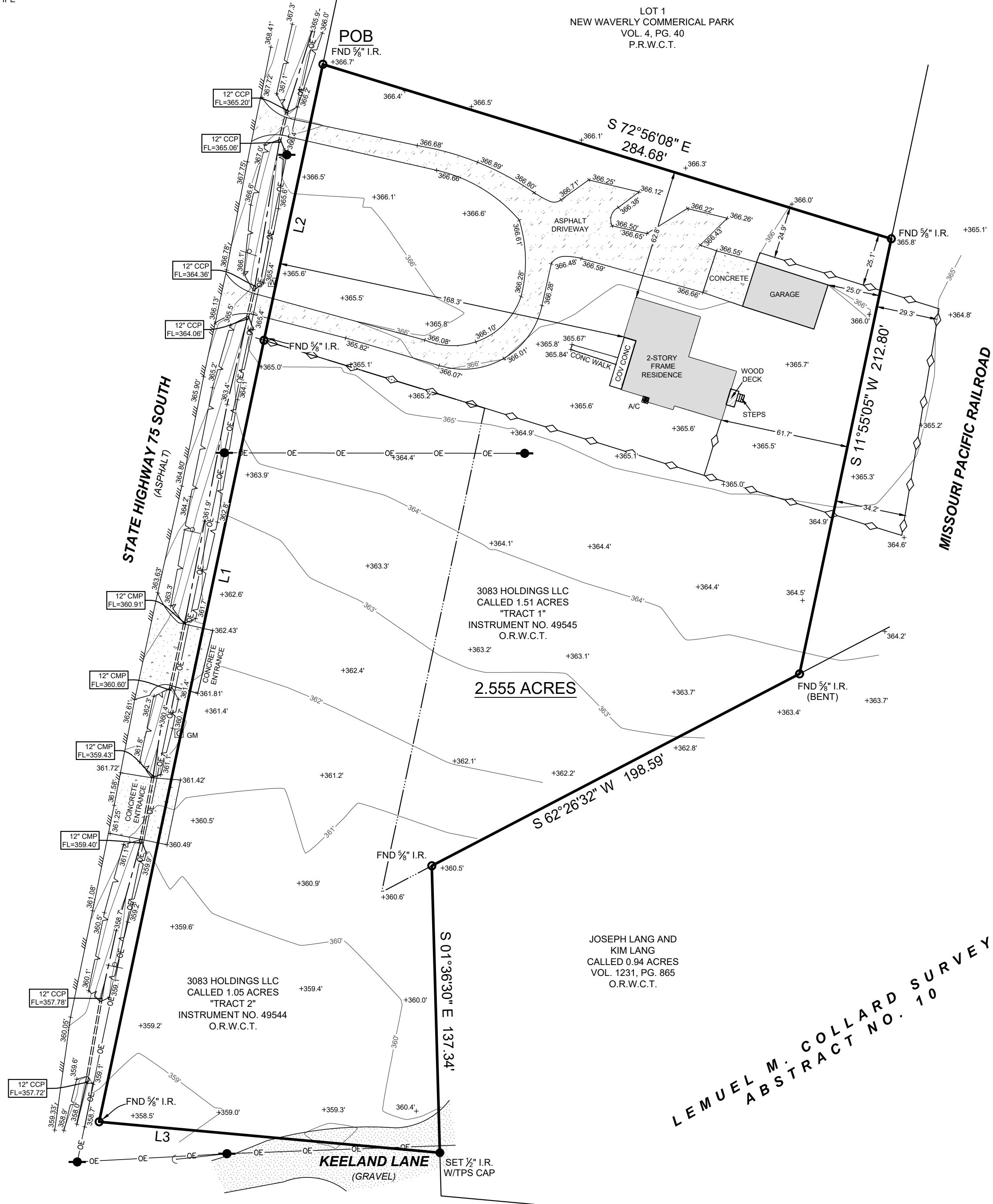
0' 40' 80' 120'

Scale: 1" = 40'

LINE	BEARING	DISTANCE
L1	N 11°54'54" E	382.23'
L2	N 12°03'11" E	135.10'
L3	N 84°49'00" W	163.80'

SYMBOL LEGEND

- EDGE OF ASPHALT
- CHAINLINK FENCE
- FLOWLINE
- OVERHEAD ELECTRIC
- TOP OF BANK
- AIR CONDITIONING UNIT (A/C)
- FOUND SURVEY MONUMENT
- GAS METER (GM)
- GUY WIRE (GW)
- POWER POLE
- SET SURVEY MONUMENT
- SIGN
- WATER METER (WM)
- CORRUGATED PLASTIC PIPE / HDPE
- CORRUGATED METAL PIPE



LEMUEL M. COLLARD SURVEY
ABSTRACT NO. 10

BOUNDARY & TOPOGRAPHIC SURVEY

BEING A 2.555 ACRE TRACT OF LAND SITUATED IN THE LEMUEL M. COLLARD SURVEY, ABSTRACT NUMBER 10, WALKER COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 1.51 ACRE TRACT DESCRIBED AS "TRACT 1" IN INSTRUMENT TO 3083 HOLDINGS LLC RECORDED UNDER INSTRUMENT NUMBER 49545, OF THE OFFICIAL RECORDS OF WALKER COUNTY, TEXAS (O. R. W. C. T.) AND ALL OF THAT CERTAIN CALLED 1.05 ACRE TRACT DESCRIBED AS "TRACT 2" IN INSTRUMENT TO 3083 HOLDINGS LLC RECORDED UNDER INSTRUMENT NUMBER 49544, O. R. W. C. T., SAID 2.555 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

I HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE UNDER MY SUPERVISION ON THE GROUND OF THE ABOVE-DESCRIBED PROPERTY, AND THAT THE ABOVE PLAT OR DRAWING REFLECTS THE FINDINGS ON THE GROUND OF THE PROPERTY AT THIS TIME AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION II, LAND TITLE SURVEY.

SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
FIRST AMERICAN TITLE GUARANTY COMPANY
G.F. NO. 2794599-HO43
EFFECTIVE DATE: JANUARY 30, 2023

GENERAL NOTES:
1. ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS UTILIZING ALLTERRA CENTRAL'S VIRTUAL REFERENCE STATION (VRS) NETWORK USING GEOID 18 AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).



PROJECT NUMBER	31268
DATE	03/03/2023
DRAWN BY	ADV
CHECKED BY	CPP
FIELD CREW	JL
REVISION 1	-
REVISION 2	-
REVISION 3	-
REVISION 4	-

PURCHASER..... ENDEAVOR GROUP LLC
ADDRESS..... 9283 S.H. 75 SOUTH, NEW WAVERLY, TX, 77358
SURVEY..... LEMUEL M. COLLARD, A - 10
SUBJECT..... 2.555 ACRES
COUNTY..... WALKER

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48471C0525D HAVING AN EFFECTIVE DATE OF 08/16/2011.

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (TXC-4203), U.S. SURVEY FEET, AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.

Carey A. Johnson
Registered Professional Land Surveyor No. 6524

