

2701 SUNSET RIDGE DRIVE, STE. 303  
ROCKWALL, TEXAS 75032

FIRM REGISTRATION NO. 10194366

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. \_\_\_\_\_, in the city of \_\_\_\_\_, County Road 123, \_\_\_\_\_, Texas.

Being all that lot, tract, or parcel situated in the Joel F. Stewart Survey, Abstract No. 838, in Collin County, Texas, and being a tract of land described in deed to Charles Lewis and Amelia Lewis, recorded in Volume 5880, Page 1511, Deed Records, Collin County, Texas, (D.R.C.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found for corner being in the East line of Lot 8, of Bloomdale Farms Addition, an addition recorded in Cabinet C, Slide 486 of the Map or Plat Records, Collin County, Texas and being at the Southwest corner of a tract of land described in deed to KV Land Development LLC, recorded in Instrument Number 20211222002573150, (D.R.C.C.T.) and being at the Northwest corner of that tract herein described;

THENCE North 88 deg. 48 min. 00 sec. East, a distance of 485.57 feet to a fence post for corner, being at the Northwest corner of a tract of land described in deed to Charles Lewis and Amelia J. Lewis, recorded in Instrument Number 95-36752, (D.R.C.C.T.);

THENCE South 00 deg. 44 min. 00 sec. East, a distance of 1237.10 feet to a point for corner being in the North line of County Road 123 and being at the Southwest corner of the Replat of First Section Barr W. Estates, an addition recorded in Cabinet C, Slide 289 of the Map or Plat Records, Collin County, Texas, from which a mag nail found bears North 57 deg. 00 min. 05 sec. West, 1.98 feet for reference;

THENCE South 88 deg. 52 min. 00 sec. West, a distance of 20.00 feet to a point for corner being at the Southeast corner of a tract of land described in deed to Frank J. Morris and Patsy A. Morris, recorded in Volume 5869, Page 28, (D.R.C.C.T.) from which a mag nail found bears North 40 deg. 47 min. 51 sec. East, 1.18 feet for reference;

THENCE North 00 deg. 19 min. 00 sec. West, a distance of 466.77 feet to a 1/2 inch iron rod found for corner being in the East line of a tract of land described in deed to Bethany D. Gidney, recorded in Instrument Number 20210310000474440, (D.R.C.C.T.);

THENCE North 01 deg. 02 min. 56 sec. West, a distance of 226.79 feet to a 1/2 inch iron rod found for corner;

THENCE South 88 deg. 42 min. 43 sec. West, a distance of 465.29 feet to a 1/2 inch iron rod found for corner being in the East line of Lot 9, of the aforesaid Bloomdale Farms Addition;

THENCE North 00 deg. 59 min. 20 sec. West, a distance of 544.25 feet to the PLACE OF BEGINNING and containing 275,881 square feet.

Bearings shown hereon are referred to the Texas Coordinate System of 1983, North Central Zone (4202), and are based upon the North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements, TITLE AND ABSTRACTING WORK FURNISHED BY N/A

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 200'

Date: 03/06/24

G. F. No.: N/A

Job no.: 202401829

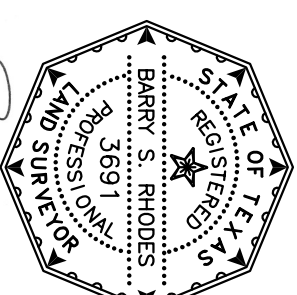
Drawn by: JM

# SURVEY PLAT



THIS CERTIFICATION DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE TITLE SEARCH AND OR EXAMINATION MIGHT DISCLOSE.

LEGEND	
WOOD FENCE	--- IRON FENCE
CHAIN LINK	- - - WIRE FENCE
BOUNDARY LINE	--- BOUNDARY LINE
BASEMENT SETBACK	--- BASEMENT SETBACK
CM - CONTROLLING MONUMENT	--- CONTROLLING MONUMENT
MD - MONUMENTS OF RECORD DENSITY	--- MONUMENTS OF RECORD DENSITY
1/2" IRON ROD FOUND	○ 1/2" IRON ROD FOUND
3/8" IRON ROD FOUND	○ 3/8" IRON ROD FOUND
SET X" FENCE POST FOR CORNER	□ SET X" FENCE POST FOR CORNER
MAG NAIL FOUND	○ MAG NAIL FOUND
POINT FOR CORNER	● POINT FOR CORNER
EM - ELECTRIC METER	EM - ELECTRIC METER
CABLE	--- CABLE
CLEAN OUT	○ CLEAN OUT
GAS METER	○ GAS METER
FIRE HYDRANT	○ FIRE HYDRANT
LIGHT POLE	○ LIGHT POLE
MANHOLE	○ MANHOLE
WATER METER	○ WATER METER
WATER VALVE	○ WATER VALVE



Signature of Barry S. Rhodes

