

SURVEY

BEING a tract of land situated in the Abner Lee Survey, Abstract No. 516, Collin County, Texas, being a part of that called 10.52 acre tract of land as described in Warranty Deed with Vendor's Lien to Jerry and Judy Leheuw recorded under Clerk's File No. 20071120001569630 in the Deed Records of Collin County, Texas (DRCCT) and being more particularly described as follows:

BEGINNING at a 60d nail found in County Road 599, at the southwest corner of said Leheuw tract, same being the northwest corner of a called 10.00 acre tract of land as described in Warranty Deed with Vendor's Lien to Manuel Garcia recorded in Volume 6057, Page 935 DRCCT and lying in the east line of a called 50.344 acre tract of land as described in Warranty Deed to The Easterling Family Limited Partnership recorded under Clerk's File No. 93-0002778 DRCCT;

THENCE North 01 Degrees 23 Minutes 52 Seconds East, along said County Road 599, called to be the east line of said Easterling Family tract, the west line of said Abner Lee Survey and east line of Sylvester Williams Survey, Abstract No. 956, 166.23 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys';

THENCE South 89 Degrees 38 Minutes 51 Seconds East, departing said County Road 599, at all times remaining 30.00 feet south of parallel to the westerly north line of said Leheuw tract, 533.60 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys';

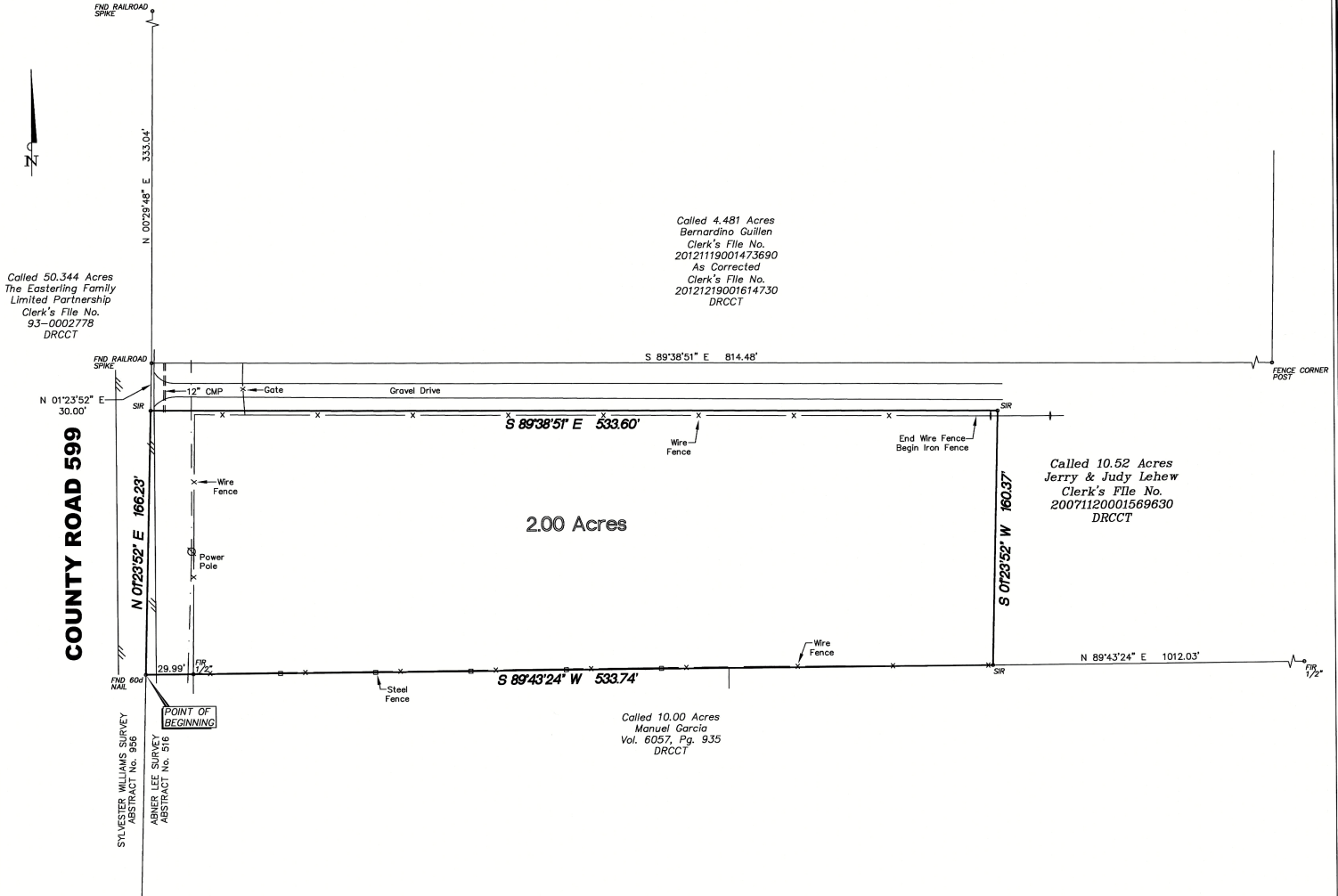
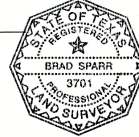
THENCE South 01 Degrees 23 Minutes 52 Seconds West, at all times remaining 533.51 feet east of and parallel to the west line of said Leheuw tract, 160.37 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys' in the north line of said Garcia tract;

THENCE South 89 Degrees 43 Minutes 24 Seconds West, along the north line of said Garcia tract, at 503.75 feet passing a 1/2-inch iron rod found, in all a distance of 533.74 feet to the **POINT OF BEGINNING** and **CONTAINING** 2.00 acres of land.

To: Jerry Leheuw, exclusively;

I, Brad Sparr, a Registered Professional Land Surveyor for Sparr Surveys, do hereby certify that this survey was made on the ground, that this drawing correctly represents the facts found at the time of survey and that this professional service conforms to the current Texas Society of Professional Land Surveyors Standards and Specifications for a Category 1B Condition II Survey.

Brad Sparr
Registered Professional
Land Surveyor No. 3701



Called 4.481 Acres
Bernardino Guillen
Clerk's File No.
20121119001473690
As Corrected
Clerk's File No.
20121219001614730
DRCCT

Called 10.52 Acres
Jerry & Judy Leheuw
Clerk's File No.
20071120001569630
DRCCT

Called 10.00 Acres
Manuel Garcia
Vol. 6057, Pg. 935
DRCCT

NOTES

- 1) BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD 83, UTILIZING THE WESTERN DATA SYSTEMS VRS.
- 2) FIR DENOTES A FOUND IRON ROD.
- 3) SIR DENOTES A 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED 'SPARR SURVEYS'.
- 4) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND DOES NOT CONSTITUTE A TITLE SEARCH BY SPARR SURVEYS TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.

Scale 1" = 50'

Date 05-23-2016

JOB No. 17560

This survey for
JERRY LEHEUW

THIS PLAT IS INVALID UNLESS IT BEARS AN ORIGINAL SIGNATURE AND EMBOSSED SEAL. THE CERTIFICATION ATTACHED HERE TO DOES NOT APPLY TO ANY COPIES.



Sparr Surveys

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TBPLS FIRM No. 10059300

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