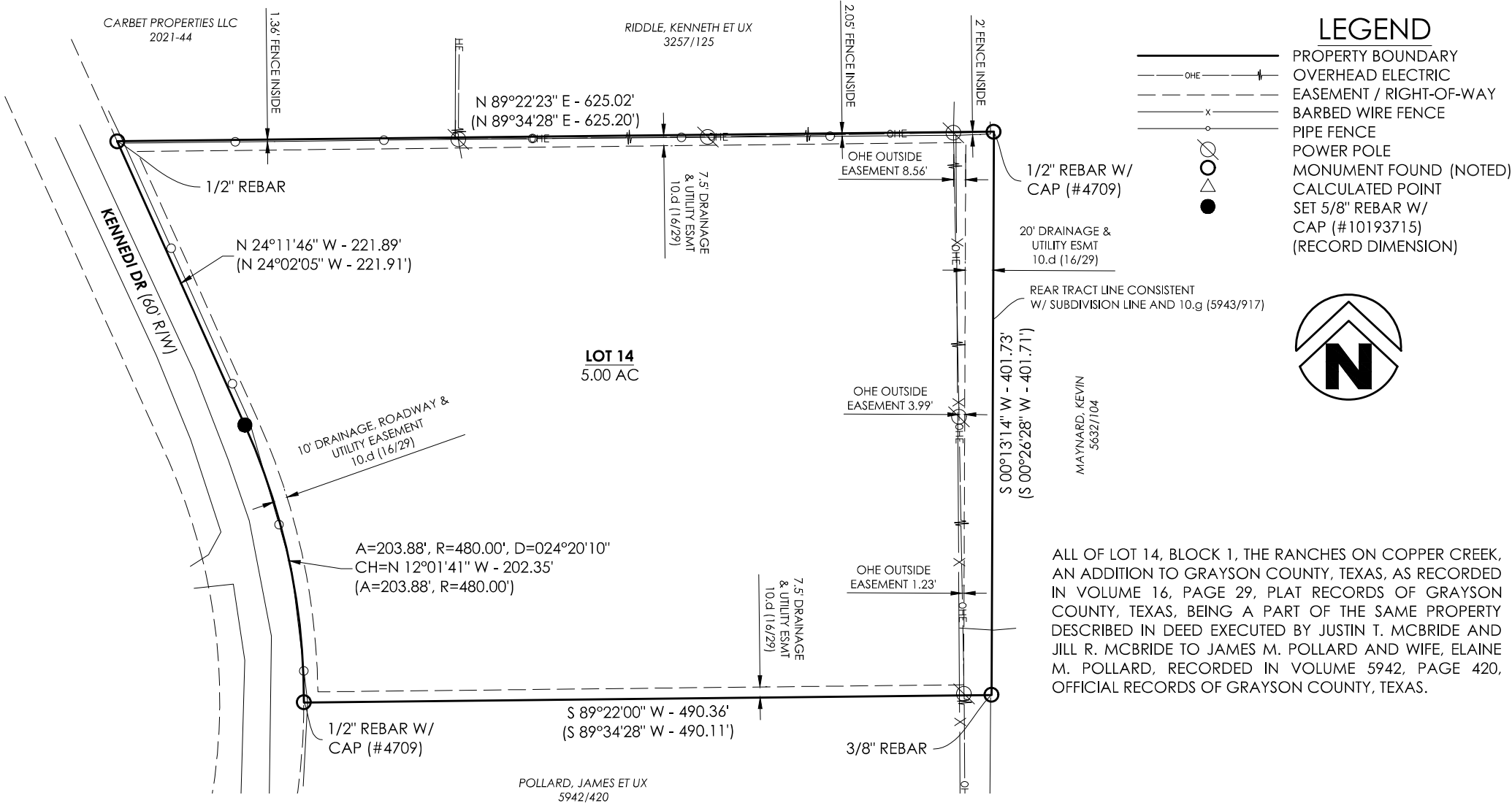


DRAWING: G:\22201630-TX JAMES POLLARD\22201630.DWG
LAYOUT: 85X14 TEXAS LAST SAVED: 8/11/2022 3:08:35 PM
LAST PLOTTED BY: BRAD RUSSELL 9/7/2022 3:08:40 PM (PLOTTED BY: VALID ON HARD COPY ONLY)



LEGEND

- PROPERTY BOUNDARY
- OVERHEAD ELECTRIC
- EASEMENT / RIGHT-OF-WAY
- BARBED WIRE FENCE
- PIPE FENCE
- POWER POLE
- MONUMENT FOUND (NOTED)
- CALCULATED POINT
- SET 5/8" REBAR W/ CAP (#10193715) (RECORD DIMENSION)



ALL OF LOT 14, BLOCK 1, THE RANCHES ON COPPER CREEK, AN ADDITION TO GRAYSON COUNTY, TEXAS, AS RECORDED IN VOLUME 16, PAGE 29, PLAT RECORDS OF GRAYSON COUNTY, TEXAS, BEING A PART OF THE SAME PROPERTY DESCRIBED IN DEED EXECUTED BY JUSTIN T. MCBRIDE AND JILL R. MCBRIDE TO JAMES M. POLLARD AND WIFE, ELAINE M. POLLARD, RECORDED IN VOLUME 5942, PAGE 420, OFFICIAL RECORDS OF GRAYSON COUNTY, TEXAS.

TITLE NOTES

- TRACT 1 HAS DIRECT BUT UNIMPROVED ACCESS TO KENNEDI DRIVE.
- BY GRAPHIC PLOTTING ONLY, THE DEPICTED PARCEL IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON PANEL 48181C0225F, EFFECTIVE SEPTEMBER 29, 2010.
- TITLE COMMITMENT BY GRAYSON COUNTY TITLE COMPANY, GF NUMBER 48176, EFFECTIVE AUGUST 26, 2022.
- DATE OF FIELD SURVEY: 09/02/2022
- THE FOLLOWING SCHEDULE B ITEMS AFFECTING THE TRACT ARE BLANKET IN NATURE:
 - 10.e (3841/235), 10.f (3516,533)

I, BRADLEY G RUSSELL, RPLS #6349, HEREBY DO CERTIFY THAT THIS SURVEY WAS CONDUCTED UNDER MY DIRECT SUPERVISION ON OR ABOUT SEPTEMBER 2, 2022 AND MEETS OR EXCEEDS THE REASONABLE TECHNICAL STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE ON THE DATE OF SURVEY.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR CATEGORY 1A, CONDITION 3, LAND TITLE SURVEY.

SEAL



9/7/2022

TSPS CATEGORY 1-A LAND TITLE SURVEY
UNNUMBERED KENNEDI DR
WHITESBORO, TX

COUNTY PARCEL ID: 224054
GF #: 48176

CLIENT:
JAMES POLLARD

ISSUE DATE: 9/7/2022
PROJECT NO: 22201630
CONTACT: B.RUSSELL

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Conway, Arkansas 72034
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Conway, AR 72034

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& Associates, Inc.

DELTA	DESCRIPTION	DATE

SHEET NO.:

1 OF 1