

F.M. No. 3133

2.106 ACRES
PAMELA KING
C.C. NO. 97-0051313

6.5000 ACRES
WARREN BLACKMON
C.C. NO. 20171002001317320

2.000 ACRES
TREVOR & ASHLEY MORRIS
C.C. NO. 20170612000755940

2.013 ACRES
HOLLIS & LINDA SEALS
C.C. NO. 20130408000466750

9.500 ACRES
CHRISTOPHER & BONNIE L. THOMAS
C.C. NO. 20130320000684380

21.50 ACRES
S&E 1.482 ACRES FOR ROW
MARTY FONSVILLE, SHARAN LYN FONSVILLE
& CHERYL ANNE FONSVILLE
C.C. NO. 94-0100322

2.0 ACRES
HUGH & BERNICE WESLEY
VOLUME 4851, PAGE 2735

3.00 ACRES
FRANCIS FONSVILLE-MILLER
VOLUME 6042, PAGE 2546

REMAINING PARCEL
VOLUME 598, PAGE 155
FRANCIS FONSVILLE HOWARD
C.C. NO. 20180904001108700

21.50 ACRES
S&E 1.482 ACRES FOR ROW
MARTY FONSVILLE, SHARAN LYN FONSVILLE
& CHERYL ANNE FONSVILLE
C.C. NO. 94-0100322

3.0 ACRES
EUGENE & MICHELE WASH
C.C. NO. 20100528000539370

9.000 ACRES
REMAINING PARCEL
VOLUME 598, PAGE 155
FRANCIS FONSVILLE HOWARD
C.C. NO. 20180904001108700

CALLED 25.3020 ACRES
GOOD SHEPHERD ESTATES LLC
C.C. NO. 20201001001680560

10.000 ACRES
MARK & LIZ WARRICK
C.C. NO. 20170728000999710

SOUTHEAST CORNER
FRANCIS FONSVILLE HOWARD
VOLUME 598, PAGE 155
C.C. NO. 20180904001108700

NOTES:

- The original copy will have original signatures, stamp seal and an impression seal.
- Copyright 2020, Surdukan Surveying, Inc.
- This survey is being provided solely for the use of the current parties.
- This survey is subject to all easements of record.
- The basis of bearings, horizontal and vertical position are derived from Texas WDS RTK Network, Texas State Plane Coordinates System, NAD83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0. Vertical position are referenced to NAVD88 using (GEOID03).

LINE	BEARING	DISTANCE
L1	N 89°08'47" W	80.00'
L2	S 89°59'57" E	96.14'
L3	S 89°44'13" E	204.77'
L4	S 89°10'49" E	172.34'

SURVEYOR'S CERTIFICATE

The survey shown hereon is a true representation of the property as determined by a survey made on the ground and under my personal supervision. All visible improvements are as shown. There are no visible encroachments, conflicts, or protrusions, except as shown. This survey conforms to the Texas Board of Professional Land Surveyors' Minimum Standards of Practice, as adopted by the Board effective September 1, 2017. The property is subject to all easements of record.

David J. Surdukan R.P.L.S. No. 4613



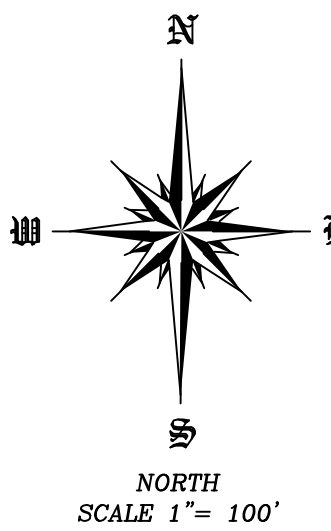
BOUNDARY SURVEY
9.000 ACRES
JOHN CHALMERS SURVEY
ABSTRACT NO. 233
COLLIN COUNTY, TEXAS

SURDUKAN SURVEYING, INC.

P.O. BOX 126
ANNA, TEXAS 75409
(972) 924-8200
FIRM NO. 10069500

LEGAL DESCRIPTION

BEING a tract of land situated in the John Chalmers Survey, Abstract No. 233, Collin County, Texas and being part of the remaining tract as conveyed to Francis Fonsville Howard as recorded in Volume 598, Page 155, Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows:
BEGINNING at a mag nail found for corner at the southwest corner of a 25.3020 acre tract conveyed to Good Shepherd Estates, LLC as recorded in C.C. No. 20201001001680560, L.R.C.T., said nail being in County Road No. 531 (asphalt pavement), said nail being N 89°08'47" W a distance of 950.00' from the southeast corner of the said ;
THENCE N 89°08'47" W following County Road No. 531 a distance of 80.00' to a mag nail set for corner;
THENCE N 00°44'02" E a distance of 527.13' to a 1/2" iron rod with a yellow plastic cap stamped "4613" set for corner;
THENCE N 88°53'53" W a distance of 397.44' to a 1/2" iron rod with a yellow plastic cap stamped "4613" set for corner;
THENCE N 01°03'40" E a distance of 733.99' to a 1/2" iron rod with a yellow plastic cap stamped "4613" set for corner;
THENCE S 88°59'57" E a distance of 96.14' to a 1/2" iron rod found for corner;
THENCE S 89°44'13" E a distance of 204.77' to a 1/2" iron rod found for corner;
THENCE S 89°10'49" E a distance of 172.34' to a 1/2" iron rod found for corner;
THENCE S 00°44'02" W a distance of 1264.81' to the POINT OF BEGINNING and containing 392,021 Square Feet or 9.000 Acres of land.



LEGEND

- C.M. = CONTROLLING MONUMENT
C.R.S. = CAPPED 1/2" IRON ROD SET STAMPED (4613)
R.F. = IRON ROD FOUND
P. = POWER POLE
W.M. = WATER METER
F.P. = FENCE POST
S.H. = SPRINKLER HEAD

SCALE 1" = 100'

DATE: JUNE 28, 2022

JOB No. 2019-23