

This survey may fall under the platting rules and regulations of the state of Texas Government Local Code Section 212.004 and/or Section 232.001. Owner should check with local governing authority to make sure of compliance.

7509 PENNRIDGE CIRCLE ROWLETT, TX 75088

SURVEY PLAT

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._______ 7300 WEST LINE ROAD , in the city of COLLINSVILLE Texas

Being all that certain lot, tract, or parcel of land located in the J.L. Osborne Survey, Abstract No. 922, Grayson County, Texas and being that same tract of land described in deed to Aimee Schroeder, recorded in Volume 5635, Page 873, Deed Records, Grayson County, Texas (D.R.G.C.T.), and being more particularly described as follows;

Beginning at a 1/2 inch iron pipe found for corner in the West line of a tract of land described in deed to Mary Elizabeth Hite and Wesley Howard Hite, recorded in Volume 5661, Page 254, (D.R.G.C.T.), at the Northeast corner of a tract of land described in deed to Jeffrey M. Grindstaff and Stacy A. Grindstaff, recorded in Volume 5763, Page 357, (D.R.G.C.T.), and being the Southeast corner of that tract herein described;

Thence North 88 deg. 11 min. 38 sec. West, a distance of 563.02 feet to a 5/8 inch iron rod found for corner in the common line of said Grindstaff tract and that tract herein described;

Thence North 88 deg. 24 min. 50 sec. West, along said common line, a distance of 430.79 feet to a fence post for corner;

Thence South 87 deg. 49 min. 40 sec. West, a distance of 196.29 feet to a mag nail found in the center line of West Line Road, at the Northwest corner of said Grindstaff tract;

Thence North 00 deg. 38 min. 23 sec. East, along said center line, a distance of 153.86 feet to a point for corner at the Northwest corner of that tract herein described;

Thence South 88 deg. 58 min. 27 sec. East, a distance of 1198.24 feet to a 1/2 inch iron rod found for corner in the South line of a tract of land described in deed to Deborah L. Mccoy, recorded in Volume 4546, Page 548, (D.R.G.C.T.), at the Northwest corner of said Hite tract:

Thence South 03 deg. 47 min. 29 sec. West, a distance of 154.97 feet to the POINT OF BEGINNING and containing 177,186 square feet or 4.07 acres of which 1,779 square feet or 0.04 of an acre lies in said road.

THE ABOVE DESCRIBED PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48181C0350F, dated 09-29-2010

PROPERTY SUBJECT TO EASEMENTS & RESTRICTIONS Volume 3645, Page 318

BEARINGS ARE BASED ON NAD 83 DATUM, TEXAS STATE PLANE COORDINATE SYSTEM. NORTH CENTRAL ZONE ACCEPTED BY:



The plot hereon is true, correct, and accurate representation of the property os determined by survey, the lines and dimensions of said property being as indicated by the plot: 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 Old Republic National Title THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale:	1" = 200'
Date:	07/08/2021
G. F. No.: _	5134016763

Drawn by:

202106568

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR Old Republic National Title



