

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. 2610 S. POWELL PARKWAY, in COLLIN COUNTY Texas.

SURVEY PLAT



Being a portion of Lot 1, Block A of the Graham Addition as shown by Map or Plat recorded in Volume R, Page 75, Map Records of Collin County, Texas and being a tract of land described in deed to Debra J. Willmon, recorded in Instrument Number 2023000076000, Deed Records, Collin County, Texas, (D.R.C.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner being in the North line of a tract of land described in deed to Dianna L. Wyatt recorded in Instrument Number 20210602001117610, (D.R.C.C.T.) and being at the Southeast corner of a tract of land described in deed to David Granados Franco and Maria Delalux Gonzalez, recorded in Instrument Number 2022000086534, (D.R.C.C.T.) and being at the Southwest corner of that tract herein described;

THENCE North 00 deg. 33 min. 55 sec. East, a distance of 202.82 feet to a 1/2 inch iron rod found for corner being at the Southeast corner of Lot 1, Block A, of Price Addition recorded in Cabinet R, Slide 128 of the Map or Plat Records, of Collin County, Texas;

THENCE North 00 deg. 29 min. 12 sec. East, a distance of 159.22 feet to a fence post for corner being at the Southwest corner of a tract of land described in deed to Gilberto Escamilla and wife, Adabel Escamilla, recorded in Volume 5006, Page 3566, (D.R.C.C.T.) from which a 1/2 inch iron rod found bears South 08 deg. 25 min. 31 sec. East, 1.16 feet for reference;

THENCE South 89 deg. 32 min. 26 sec. East, a distance of 257.02 feet to a 5/8 inch iron rod found for corner;

THENCE South 18 deg. 42 min. 12 sec. West, a distance of 381.29 feet to a 5/8 inch iron rod found for corner being in the North line of the aforesaid Wyatt tract;

THENCE North 89 deg. 30 min. 14 sec. West, a distance of 138.10 feet to the PLACE OF BEGINNING and containing 71,514 square feet or 1.64 acres of land.

PROPERTY SUBJECT TO
EASEMENTS & RESTRICTIONS
VOL. 933, PG. 320

Bearings shown hereon are referenced 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.

ACCEPTED BY: _____



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 CAPITAL TITLE

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

Scale: 1" = 50'

Date: 04/12/24

G. F. No.: 24-78534-MM

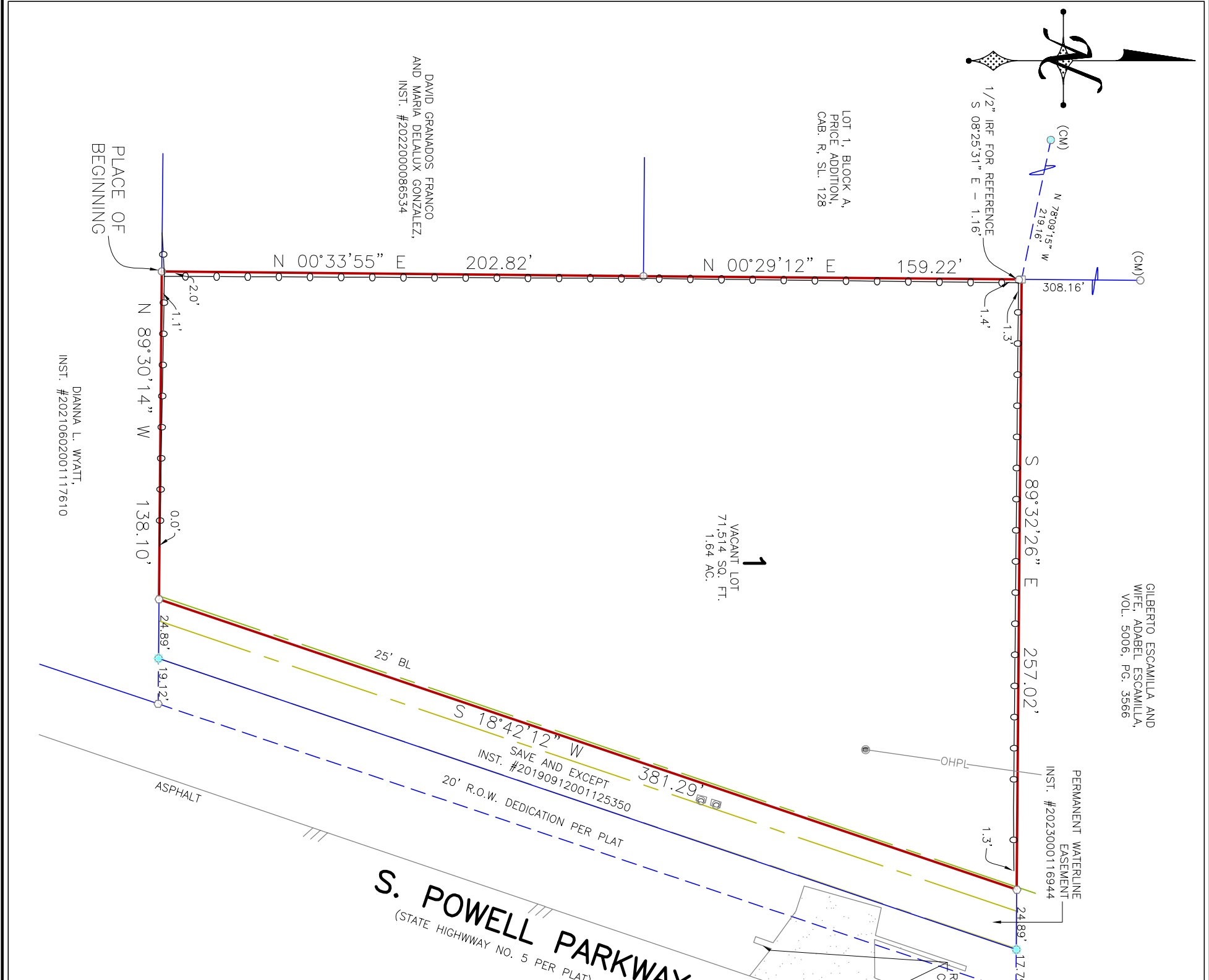
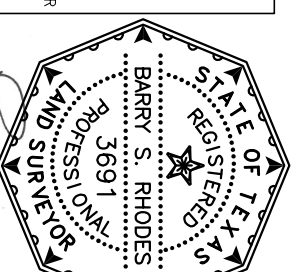
Job no.: 202403051

Drawn by: JM

REVISIONS: 04/29/2024

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 CAPITAL TITLE

LEGEND	
WOOD FENCE	--- IRON FENCE
CHAIN LINK	--- WIRE FENCE
BOUNDARY LINE	--- BOUNDARY LINE
BASEMENT SETBACK	--- BASEMENT SETBACK
CONTR. MONUMENT	--- CONTR. MONUMENT
MONUMENTS OF RECORD DIGNITY	--- MONUMENTS OF RECORD DIGNITY
1/2" IRON ROD FOUND	--- 1/2" IRON ROD FOUND
1/2" YELLOW-CAPPED IRON ROD SET	--- 1/2" YELLOW-CAPPED IRON ROD SET
SET X' FENCE POST FOR CORNER	--- SET X' FENCE POST FOR CORNER
RR SPIKE FOUND	--- RR SPIKE FOUND
5/8" IRON ROD FOUND	--- 5/8" IRON ROD FOUND
POINT FOR CORNER	--- POINT FOR CORNER
CABLE	--- CABLE
CLEAN OUT	--- CLEAN OUT
GAS METER	--- GAS METER
FIRE HYDRANT	--- FIRE HYDRANT
LIGHT POLE	--- LIGHT POLE
MANHOLE	--- MANHOLE
(UNLESS OTHERWISE NOTED)	



GILBERTO ESCAMILLA AND WIFE, ADABEL ESCAMILLA, VOL. 5006, PG. 3566

LOT 1, BLOCK A, PRICE ADDITION, CAB. R, SL. 128

DAVID GRANADOS FRANCO AND MARIA DELALUX GONZALEZ, INST. #2022000086534

DIANNA L. WYATT, INST. #20210602001117610