

ABNER SMALLY SURVEY ABSTRACT NO. 864

EVANS REVOCABLE TRUST
INST. NO. 201902001322290
O.P.R.C.C.T.
(CALLED 2.884 ACRES)

DAVID AND KELLIE WILLIAMS
LIVING TRUST
VOL. 6010, PG. 3029
D.R.C.C.T.
(CALLED 1.556 ACRES)

P.O.B.
P00057048
N-1,145.887.03
E-2,549,158.46
403-08-04, 65.00' LT
(CALLED 1.556 ACRES)

CHRISTOPHER YEARSING GING
INST. NO. 201602001468850
O.P.R.C.C.T.
(CALLED 1.159 ACRES)

CONLEY B. LANDERS
VOL. 4720, PG. 2554
D.R.C.C.T.
(CALLED 1.08 ACRES)

LACORE RENTAL PROPERTIES, LLC
INST. NO. 201425001384140
O.P.R.C.C.T.
(CALLED 0.26 ACRES)

1/2" IRON ROD WITH PLASTIC CAP
SET UNLESS OTHERWISE NOTED

EXISTING ROW
PROPERTY LINE
PROPOSED ROW
PROPOSED EASEMENT
SURVEY LINE

PROPOSED ACCESS DENIAL LINE
POINT OF COMMENCING
POINT OF BEGINNING
CONTROLLING MONUMENT

SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED
SET 5/8" IRON ROD WITH PINK PLASTIC CAP
STAMPED "TXDOT SURVEY MARKER RIGHT OF WAY" SET
UNLESS OTHERWISE NOTED

SET 5/8" IRON ROD WITH 2" INCH ALUMINUM CAP
STAMPED "TXDOT ACCESS DENIAL POINT" SET
FOUND (AS NOTED)

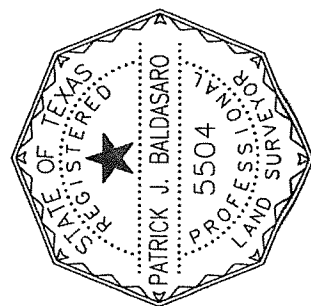
O.P.R.C.C.T.
DEED RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.
DEED RECORDS, COLLIN COUNTY, TEXAS

OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
DEED RECORDS, COLLIN COUNTY, TEXAS
PLAY RECORDS, COLLIN COUNTY, TEXAS

A PLAT OF SURVEY OF PARCEL P00057048 FOR S.H. 5 TRACT OF LAND IN ABNER SMALLY SURVEY ABSTRACT NO. 864 COLLIN COUNTY, TEXAS

A 3,371 SQ.FT. (0.0774 ACRES)

CSJ 0047-04-035
EXHIBIT "A"
PAGE 3 OF 4



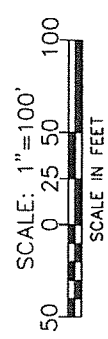
Patrick J. Baldasaro, R.P.L.S. No. 5504
PJB SURVEYING, LLC
TBPELS FIRM NO. 10194303

AREA TABLE (ACRES)		
EXISTING (CALLED)	ACQUISITION	REMAINDER (CALCULATED)
1.556	0.0774	1.4786

NOTES:

1. BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM 1983, NAD 83 (2011) EPOCH 2010 WITH ALL DISTANCES AND COORDINATES ADJUSTED TO SURFACE BY PROJECT SURFACE FACTOR OF 1.000152710.
2. TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM A DIGITAL PHOTOGRAMMETRY FILE SUPPLIED BY TXDOT AND WILL NOT REFLECT CHANGES MADE SINCE IT WAS FLOWN.
3. THIS PARCEL PLAT IS ACCOMPANIED BY A SEPARATE PROPERTY DESCRIPTION OF EVEN DATE.

*X*THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.



EVANS REVOCABLE TRUST
INST. NO. 201902001322290
O.P.R.C.C.T.
(CALLED 2.884 ACRES)

DAVID AND KELLIE WILLIAMS
LIVING TRUST
VOL. 6010, PG. 3029
D.R.C.C.T.
(CALLED 1.556 ACRES)

CHRISTOPHER YEAR-SING GING
INST. NO. 201602001468830
O.P.R.C.C.T.
(CALLED 1.159 ACRES)

FOUND CONC.
TAXDOT MON.

WOOD PORCH

HOUSE

STATE HIGHWAY 5

EXISTING ROW

NEW ROW

FOUND CONC.
TAXDOT MON.

EXISTING ROW
PROPERTY LINE
PROPOSED ROW
PROPOSED EASEMENT
SURVEY LINE
PROPOSED ACCESS DENIAL LINE
POINT OF BEGINNING
CONTROLLING MONUMENT
SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED
"PJB SURVEYING" SET UNLESS OTHERWISE NOTED
SET 5/8 INCH IRON ROD WITH PINK PLASTIC CAP
STAMPED "TAXDOT SURVEY MARKER RIGHT OF WAY" SET
UNLESS OTHERWISE NOTED
SET 5/8 INCH IRON ROD WITH 2 INCH ALUMINUM CAP
STAMPED "TAXDOT ACCESS DENIAL POINT" SET
FOUND (AS NOTED)
O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS

A PLAT OF SURVEY OF
PARCEL P00057048
FOR S.H. 5
A 3,371 SQ.FT. (0.0774 ACRES)
TRACT OF LAND
IN ABNER SMALLY SURVEY
ABSTRACT NO. 864
COLLIN COUNTY, TEXAS

EXHIBIT "A"
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CSJ 0047-04-035