LEGEND

S.I.R. = SET 1/2" IRON ROD W/CAP STAMPED 3941
F.I.R. = FOUND 1/2" IRON ROD
P.P. = POWER POLE CONC. = CONCRETE
R.P.R./G.C.Tx. = REAL PROPERTY RECORDS GRAYSON COUNTY, TEXAS
P.R./G.C.Tx. = PLAT RECORDS GRAYSON COUNTY, TEXAS

SURVEY OF LOT 4, BLOCK 2, GLECKLER PLAZA ADDITION TO THE CITY OF SHERMAN, GRAYSON COUNTY, TEXAS, PER PLAT FILED IN VOLUME 8, PAGE 34, & HELD IN CABINET 'A', SLIDE 743, PLAT RECORDS GRAYSON COUNTY, TEXAS, AT 3401 NORTH CALAIS DRIVE, SHERMAN TEXAS, 75090

DATA LAND SERVICES CORP. REGISTERED PROF. LAND SURVEYING
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING FIRM REGISTRATION LICENSE NUMBER 10183900

P. O. BOX 2110, FORNEY, TEXAS, 75126
Ph. (972) 564-6166 Fax (972) 564-3079
Cell (903) 815-2769 hlfinney@verizon.net

Job No.:	39618	Scale:	1" = 30'
Drawn by:	W.D.F.	Date:	September 25, 2019

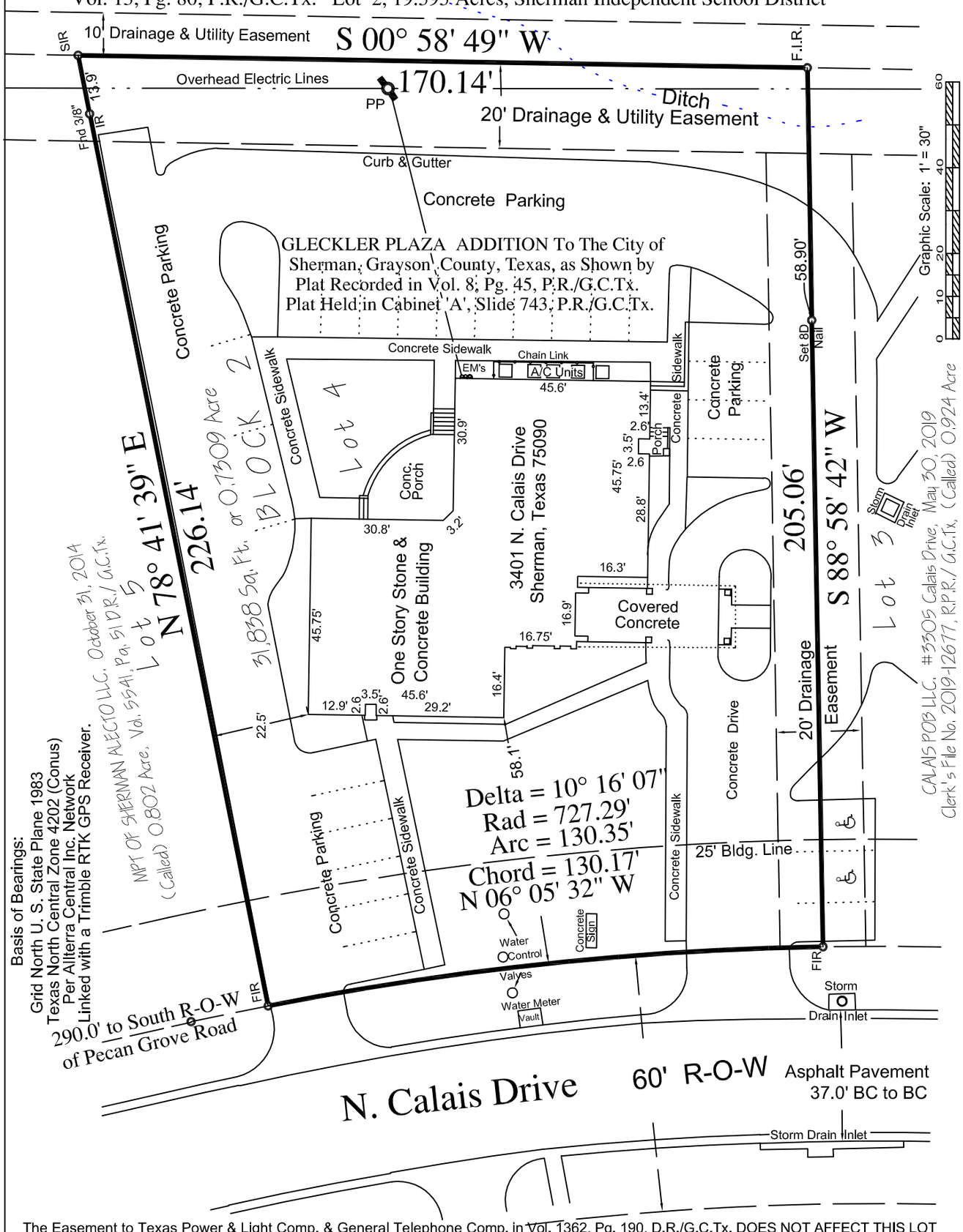
To Anthony Abrantes MD. & Dallas Division Stewart Title, 5801 Virginia Pkwy Ste 105, McKinney, Texas, Per File No. 525745:
This is to certify that this map and the survey on which it is based were made in accordance with the 2016 Minimun Standard Detail Requirements for ALTA/NSPS Land Title Surveyes, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(A), 8, 9, 13, 14, 16, & 17, of Table A thereof. The fieldwork was completed on September 25, 2019. The property is located at #3401, North Calais Drive, Sherman, Grayson County, Texas, 75090, Being Lot Four (4) in Block Two (2) of Gleckler Plaza Addition, an Addition to the City of Sherman, Grayson County, Texas, as shown by plat of record in Volume 8, Page 34, Plat Records of Grayson County, Texas, Now Held in Cabinet 'A', Slide 743, Plat Records of Grayson County, Texas, Being Conveyed to Anthony Abrantes MD, April 12, 2005, by deed recorded in Volume 3840, Page 357, Real Property Records of Grayson County, Texas.

William Davis Finney

THIS LOT IS WITHIN ZONE 'X', (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP MUMBER 48181C0290F, FOR GRAYSON COUNTY, TEXAS AND INCORPORATED AREAS. EFFECTIVE DATE: SEPTEMBER 29, 2010.
THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

STATE OF TEXAS REGISTERED WILLIAM DAVIS FINNEY 3941 PROFESSIONAL LAND SURVEYOR

GALLAGHER PARK ADDITION to the City of Sherman, Texas Nov. 15, 2000
Vol. 13, Pg. 80, P.R./G.C.Tx. Lot 2, 19.595 Acres, Sherman Independent School District



The Easement to Texas Power & Light Comp. & General Telephone Comp. in Vol. 1362, Pg. 190, D.R./G.C.Tx. DOES NOT AFFECT THIS LOT
The Right-of-Way Dedications described in Vol. 1303, Pg. 190, & Vol. 1367, Pg. 118, D.R./G.C.Tx. DOES NOT AFFECT THIS LOT.