

NORTH
SCALE 1" = 100'

- LEGEND**
- C.M. = CONTROLLING MONUMENT
 - CRS = CAPPPED 1/2" IRON ROD SET STAMPED (4613)
 - IRF = IRON ROD FOUND
 - = FENCE POST
 - = MAILBOX
 - = POWER POLE
 - = TELEPHONE BOX

FLOODPLAIN NOTE: According to the Flood Insurance Rate Map (FIRM) Map No. 48181Q0575 F, dated September 29, 2010, prepared by Federal Emergency Management Agency (FEMA) for Collin County, Texas, portions of this tract lie with in Zone A (Shaded Without Base Flood Elevation) and Zone X (Unshaded).

CALLED 19.998 ACRES
TOMMY J. TUBBS &
DOROTHY K. TUBBS
INSTRUMENT 2020-8555
O.R.G.C.T.

CALLED 16.864 ACRES
ROBERTO KIRSTEN &
MONICA VEIGA
INSTRUMENT NO. 2018, PAGE 11780
O.R.G.C.T.

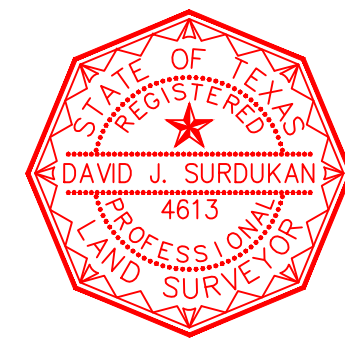
LINE TABLE

LINE	BEARING	DISTANCE
L1	S 78°11'04" W	47.52'
L2	S 80°01'24" W	104.34'
L3	N 74°43'46" W	80.42'
L4	N 06°06'12" W	54.27'
L5	N 19°08'55" E	39.39'
L6	N 89°47'50" E	26.57'
L7	N 26°53'01" E	157.31'
L8	N 60°47'21" E	81.25'
L9	N 28°50'02" E	50.34'
L10	N 08°46'17" E	46.64'
L11	N 12°45'17" W	52.31'
L12	N 25°20'30" E	59.62'
L13	S 82°57'21" E	59.50'
L14	S 31°37'27" E	135.71'
L15	S 84°22'42" E	67.84'
L16	N 32°52'06" E	38.67'
L17	N 24°24'51" E	31.14'
L18	N 29°33'47" W	114.86'
L19	N 14°17'29" W	79.22'
L20	N 01°09'16" W	76.23'
L21	N 75°40'05" E	70.34'

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



**BOUNDARY SURVEY
30.881 ACRES
G.T. SULLENGER SURVEY
ABSTRACT NO. 1181
GRAYSON COUNTY, TEXAS**

G.F. No.

SURDUKAN SURVEYING, INC.
P.O. BOX 126
ANNA, TEXAS 75409
(972) 924-8200
FIRM No. 10069500

LEGAL DESCRIPTION

BEING a 30.881 acre tract of land situated in the G.T. Sullenger Survey, Abstract No. 1181, in Grayson County, Texas, and being all of Tract 1 and Tract 2 as conveyed to Jack S. Hopper and described in Volume 2340, Page 323 of the Deed Records of Grayson County, Texas, and being more particularly described in metes and bounds as follows:

BEGINNING in the west right-of-way (R.O.W.) of Farm to Market Highway 160 at a 1/2" capped iron rod stamped "4613" set for the northeast corner of said Tract 2;

THENCE S 01°08'00" E with the west R.O.W. of Farm to Market Highway 160 a distance of 495.07' to a 1/2" iron rod found for the northeast corner of a called 14,800 acre tract of land as conveyed to Juan Martinez Verde & Terry Garcia Verde and recorded in Instrument No. 2018-11779 of the Official Records of Grayson County, Texas and said iron rod being the beginning point for the centerline of a 50' Access Easement;

THENCE with the centerline of the called 50' Access Easement the following calls:

THENCE S 78°11'04" W a distance of 47.52' to a 1/2" capped iron rod stamped "4613" set for corner;

THENCE S 80°01'24" W a distance of 104.34' to a 1/2" capped iron rod stamped "4613" set for corner;

THENCE S 77°41'54" W a distance of 158.47' to a 1/2" capped iron rod stamped "4613" set for corner;

THENCE S 87°05'45" W a distance of 224.87' to a 1/2" capped iron rod stamped "4613" set for corner;

THENCE S 87°05'45" W a distance of 224.87' to a 1/2" capped iron rod stamped "4613" set for corner;

THENCE S 87°01'24" W a distance of 104.34' to a 1/2" capped iron rod stamped "4613" set for corner;

THENCE S 75°47'34" W a distance of 205.38' to a 1/2" capped iron rod stamped "4613" set for corner;

THENCE S 75°47'34" W a distance of 205.38' to a 1/2" capped iron rod stamped "4613" set for corner;

THENCE S 77°41'54" W a distance of 308.92' to a 1/2" capped iron rod stamped "4613" set for corner;

THENCE S 75°47'11" W a distance of 530.78' to a 1/2" capped iron rod stamped "4613" set for corner;

THENCE N 74°43'46" W a distance of 80.42' to a 1/2" capped iron rod stamped "4613" set for corner;

THENCE N 72°32'07" W departing the centerline of the 50' Access Easement and passing the north line of the 50' Access Easement at 53.76' and continuing a total distance of 437.59' to a point in the centerline of a creek;

THENCE along the centerline of a creek the following calls:

THENCE N 06°06'12" W a distance of 54.27' to a point for corner;

THENCE N 19°08'55" E a distance of 39.39' to a point for corner;

THENCE N 09°00'00" E a distance of 26.57' to a point for corner;

THENCE N 26°52'05" E a distance of 157.39' to a point for corner;

THENCE N 60°47'21" E a distance of 81.25' to a point for corner;

THENCE N 28°50'02" E a distance of 50.34' to a point for corner;

THENCE N 08°46'17" E a distance of 46.64' to a point for corner;

THENCE N 12°45'17" W a distance of 52.31' to a point for corner;

THENCE N 25°20'30" E a distance of 59.62' to a point for corner;

THENCE S 82°57'21" E a distance of 59.50' to a point for corner;

THENCE S 31°37'27" E a distance of 135.71' to a point for corner;

THENCE S 84°22'42" E a distance of 67.84' to a point for corner;

THENCE N 32°52'06" E a distance of 38.67' to a point for corner;

THENCE N 24°24'51" E a distance of 31.14' to a point for corner;

THENCE N 29°33'47" W a distance of 114.86' to a point for corner;

THENCE N 14°17'29" W a distance of 79.22' to a point for corner;

THENCE N 01°09'16" W a distance of 76.23' to a point for corner;

THENCE N 75°40'05" E a distance of 70.34' to a point for corner;

THENCE N 89°05'25" E departing the centerline of said creek, a distance of 922.82' to a 1/2" capped iron rod stamped "4613" set for corner in the south line of Lot 8, of the Mocking Bird Five Subdivision as recorded on the plat thereof recorded in Volume 8, Page 43 of the Plat Records of Grayson County, Texas;

THENCE N 87°29'33" E a distance of 833.48' to the POINT OF BEGINNING and containing 1345164 Square Feet or 30.881 acres of land.

- NOTES:**
- The original copy will have original signatures, stamp seal and an impression seal.
 - Copyright 2021, 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, are based on the bearings described for the east line of Tract 2 (S 01°08'00" E) as described in the deed recorded in Volume 2340, Page 323 of the Deed Records of Grayson County, Texas.