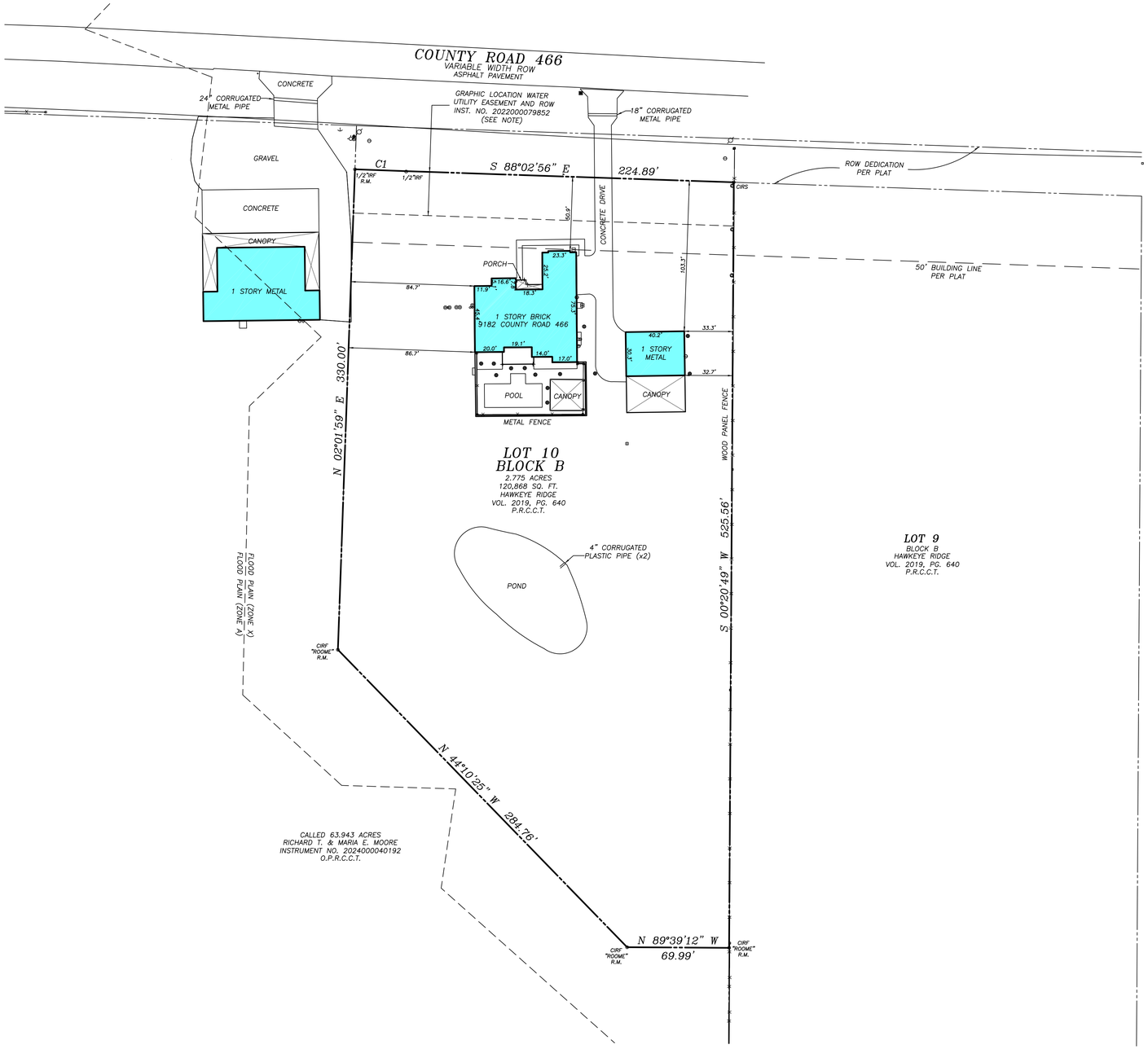

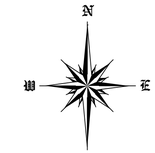

NORTH
SCALE 1" = 40'

LEGEND

R.M. = REFERENCE MONUMENT
CIRS = CAPPED 1/2" IRON ROD SET STAMPED (4613)
CIRF = CAPPED 1/2" IRON ROD FOUND
IRF = IRON ROD FOUND
LP = LIQUID PROPANE
D.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T. = PLAT RECORDS OF COLLIN COUNTY, TEXAS
= AC UNIT
= ANTENNA
= BOLLARD
= COLUMN
= DRAIN
= ELECTRIC METER
= FENCE POST
= FLAG POLE
= FIRE HYDRANT
= GAS METER
= GUYWIRE
= MAILBOX
= POWER POLE
= POOL PUMP
= SANITARY SEWER CLEANOUT
= SEPTIC TANK LID
= SIGN
= STUBOUT
= UNDERGROUND LP TANK
= WATER METER
= WATER VALVE

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	0°10'33"	11455.00'	35.16'	S 87°58'01" E	35.16'

LEGAL DESCRIPTION

BEING all of Lot TEN (10), in Block "B", of the HAWKEYE RIDGE Addition and addition to the County of Collin, Texas, as shown by Plat of record under Volume 2019, Page 640, Plat Records, Collin County, Texas.

EASEMENT NOTE:

THE WATER UTILITY EASEMENT AND ROW AS RECORDED IN INST. NO. 2022000079852, O.P.R.C.C.T. IS GRAPHICALLY LOCATED ON THIS SURVEY. THE LOCATION ON THE GROUND. tHE EASEMENT IS A 30' EASEMENT CENTER ON THE FIRST WATER LINE INSTALLED. THERE WAS NO VISIBLE EVIDENCE SHOWING

NOTES:

1. The original copy will have original signatures, stamp seal and an impression seal.
2. Copyright 2026, Surdukan Surveying, Inc.
3. This survey is being provided solely for the use of the current parties.
4. This survey is subject to all easements of record and prepared without the benefit of an Abstract of Title.
5. The basis of bearings is the north line of the survey with a bearing call of S 00°00'00" E which is derived from ALLTERRA CENTRAL RTK Network, Texas State Plane Coordinates System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0.

FLOODPLAIN NOTE: This tract of land is designated to fall within Zone "X" (Unshaded) according to the Flood Insurance Rate Map (FIRM) Map No. 48085C0205 J, dated June 2, 2009, prepared by Federal Emergency Management Agency (FEMA) for Collin County, Texas.

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 Engineering and Land Surveying Practice Acts and Rules Concerning Practice and Licensure, as adopted by the Texas Board of Professional Engineers and Land Surveyors effective September 14, 2024. The property is subject to all easements of record.

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

STATE OF TEXAS
REGISTERED
DAVID J. SURDUKAN
4613
PROFESSIONAL
LAND SURVEYOR

LAND SURVEY
LOT 10, BLOCK B
HAWKEYE RIDGE
BEING 2.775 ACRES
CARTER T. CLIFT SURVEY
ABSTRACT NO. 172
COLLIN COUNTY, TEXAS

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

SCALE 1" = 40' DATE: JUNE 3, 2026 JOB No. 2026-62