

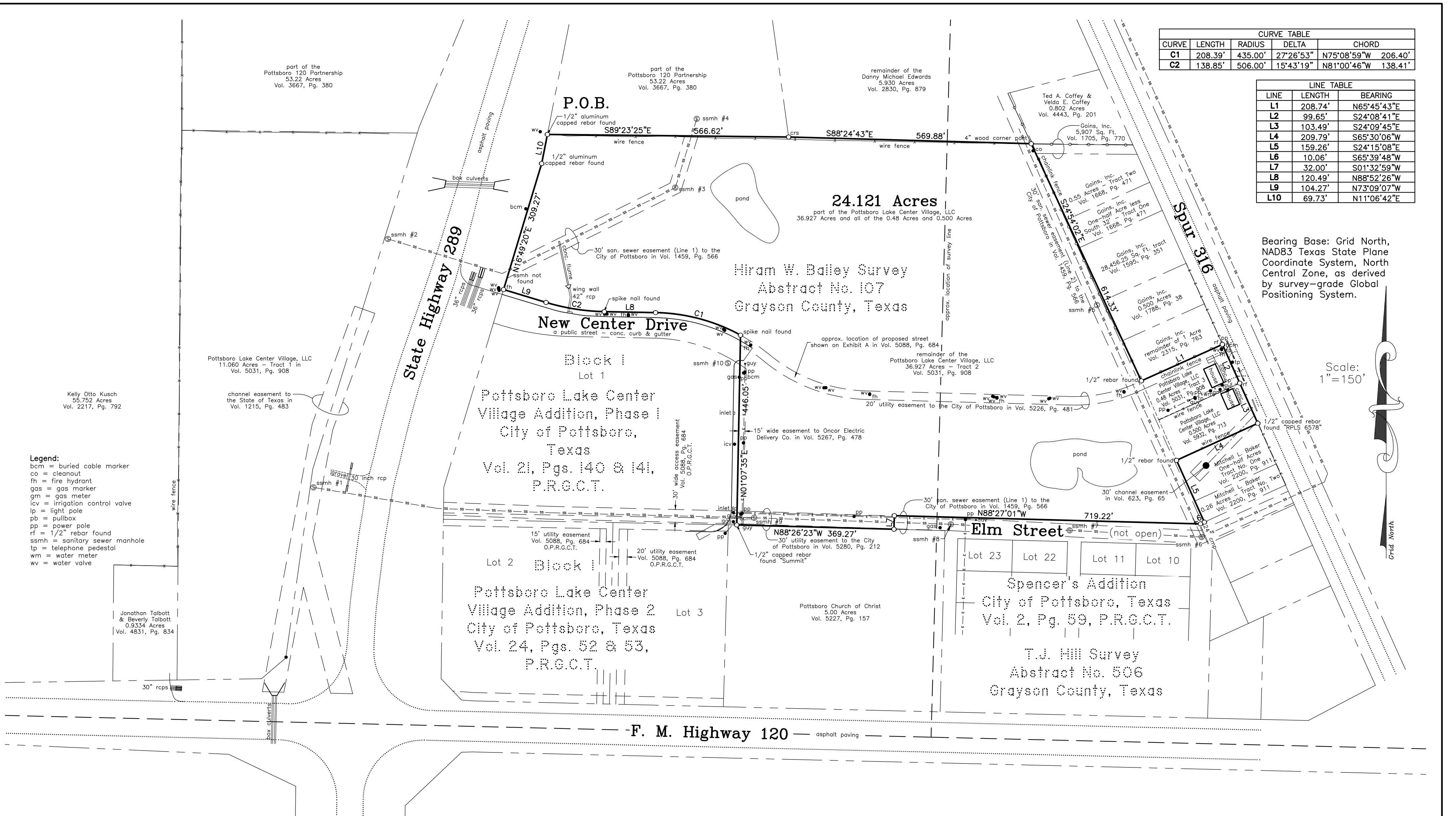
CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	208.39'	435.00'	27°26'53"	N75°08'59"W 206.40'
C2	138.85'	506.00'	15°43'19"	N81°00'46"W 138.41'

LINE TABLE		
LINE	LENGTH	BEARING
L1	208.74'	N65°45'43"E
L2	99.65'	S24°08'41"E
L3	103.49'	S24°09'45"E
L4	209.79'	S65°30'06"W
L5	159.26'	S24°15'08"E
L6	10.06'	S65°39'48"W
L7	32.00'	S01°32'59"W
L8	120.49'	N88°52'26"W
L9	104.27'	N73°09'07"W
L10	69.73'	N11°06'42"E

Bearing Base: Grid North, NAD83 Texas State Plane Coordinate System, North Central Zone, as derived by survey-grade Global Positioning System.

Scale: 1"=150'

Grid North



- Legend:**
- bcm = buried cable marker
 - co = cleanout
 - fh = fire hydrant
 - gas = gas marker
 - gm = gas meter
 - icv = irrigation control valve
 - lp = light pole
 - pb = pullbox
 - pp = power pole
 - rf = 1/2" rebar found
 - ssmh = sanitary sewer manhole
 - tp = telephone pedestal
 - wm = water meter
 - wv = water valve

- Easement Certification:**
- The location of right-of-way and channel easement granted to the State of Texas in Volume 1215, Page 483, D.R.G.C.T. DOES NOT AFFECT the subject property.
 - The location of easement to the City of Pottsboro, Texas in Volume 1469, Page 566, D.R.G.C.T. DOES AFFECT the subject property and shown hereon.
 - The location of "blanket" easement to Matador Pipelines, Inc. in Volume 1518, Page 450, D.R.G.C.T. DOES AFFECT the subject property.
 - The location of right-of-way granted to Grayson County, Texas in Volume 4038, Page 137, O.P.R.G.C.T. ADJOINS the subject property, as it is highway right-of-way for State Hwy. 289.
 - The location of right-of-way dedication to the State of Texas in Volume 553, Page 375, D.R.G.C.T. DOES NOT AFFECT the subject property.
 - No available record for any reference to Volume 553, Page 384, D.R.G.C.T. found by undersigned surveyor.
 - No available record for any reference to Volume 654, Page 30, D.R.G.C.T. found by undersigned surveyor.
 - The location of easement to Texas Power & Light Co. in Volume 916, Page 55, D.R.G.C.T. DOES NOT AFFECT the subject property.
 - The location of easement to Lone Star Gas Company in Volume 1468, Page 525, D.R.G.C.T. DOES NOT AFFECT the subject property.
 - The location of right-of-way granted to the State of Texas in Volume 623, Page 62, D.R.G.C.T. ADJOINS the subject property.
 - The location of easement to the State of Texas in Volume 623, Page 65, D.R.G.C.T. DOES AFFECT a portion of the subject property and shown hereon.
 - The location of both the non-exclusive easement (#7(a)) in Volume 5088, Page 684, O.P.R.G.C.T. DOES AFFECT a portion of the subject property.
 - The location of easement to the City of Pottsboro, Texas in Volume 5214, Page 781, O.P.R.G.C.T. and thereafter corrected in Volume 5226, Page 481, O.P.R.G.C.T. DOES AFFECT the subject property and shown hereon.
 - The location of easement to Onco Electric Delivery Company, LLC in Volume 5267, Page 478, O.P.R.G.C.T. DOES AFFECT the subject property and shown hereon.
 - The location of easement to the City of Pottsboro, Texas in Volume 5280, Page 212, O.P.R.G.C.T. DOES AFFECT the subject property and shown hereon.

I, Kate A. Wagner, Registered Professional Land Surveyor, do hereby certify that a survey was performed on the ground of the property shown hereinabove under my personal and direct supervision, that visible and observable evidence of easements or rights-of-way that were detected during the course of this survey are shown hereon, that the plat substantially complies with the Current Minimum Standards for Professional Land Surveyors, as adopted by the Texas Board of Professional Land Surveying and is a true and correct representation of the property shown hereon.

The subject property shown hereon does not lie within the limits of any designated 100-year Flood Hazard Areas, as shown on the "FEMA" Flood Insurance Rate Map for Grayson County, Texas, Map No. 48181C0150 F, Revised Date: September 29, 2010.

Owner: Pottsboro Lake Center Village, LLC
Buyer: Holley Jolly Homes, LLC

This survey is for the sole benefit of the transaction by and between: the owner stated at left and is null and void for any transactions. Any unauthorized use of this survey without the sole consent of the undersigned surveyor will infringe upon state and federal copyright statutes. Any violation of said statutes will be aggressively pursued.

Job No. BGP570621
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Kate A. Wagner, R. P. L. S. No. 6578
 Copyright Date: March 9, 2018