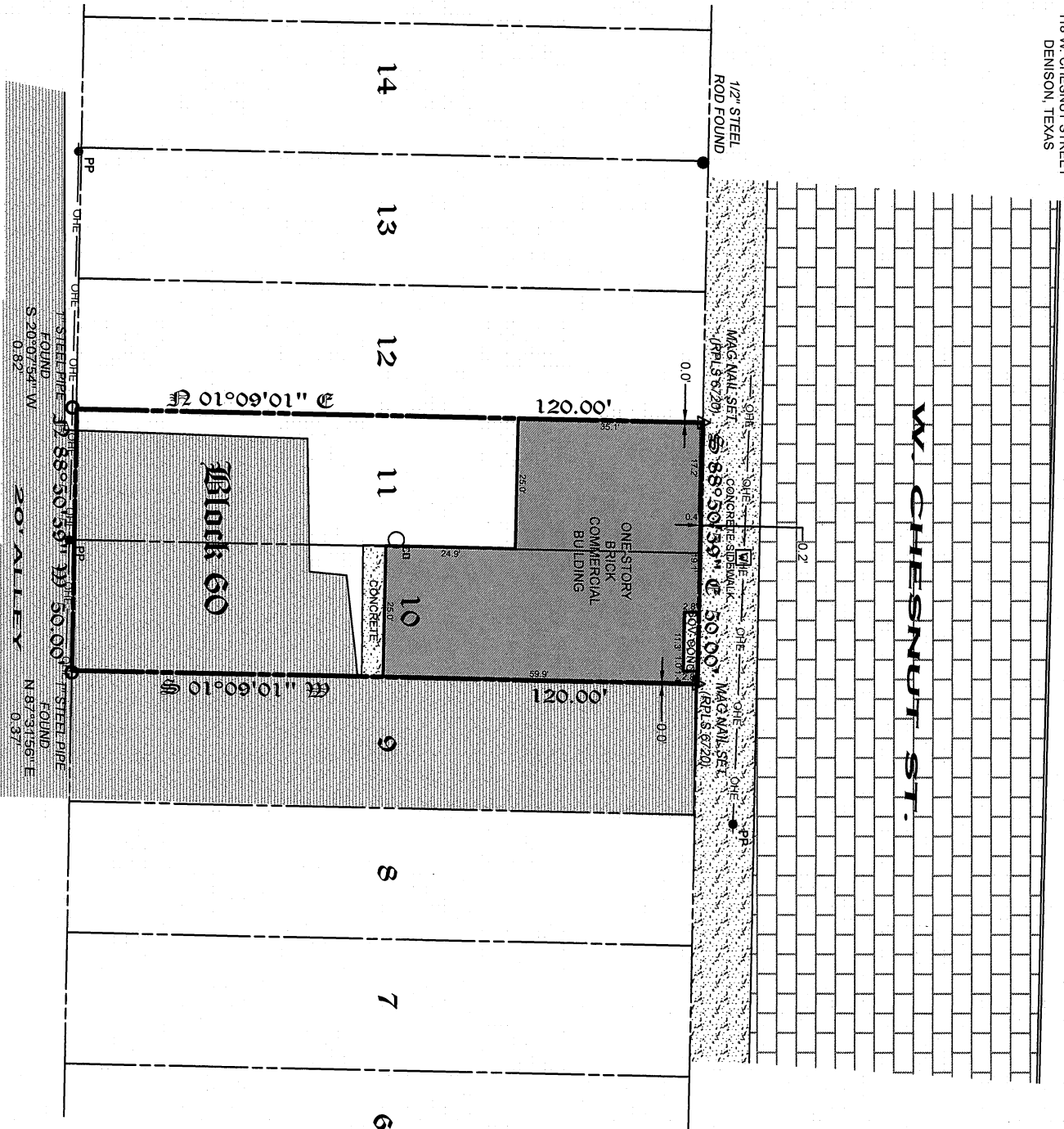


~ PROPERTY ADDRESS ~
 118 W. CHESNUT STREET
 DENISON, TEXAS



W. CHESNUT ST.

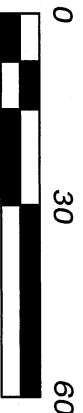


14 N 13 12 11 10 9 8 7 6

~ BASIS OF BEARINGS ~
 GRID NORTH, NAD 83
 TEXAS STATE PLANE COORDINATE SYSTEM
 NORTH CENTRAL ZONE (4202)

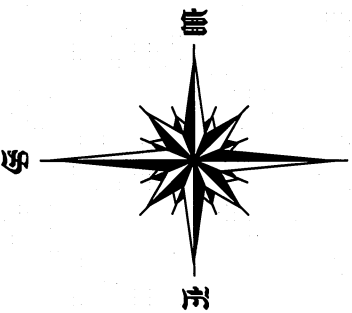
Legend

- WATER METER
- POWER POLE
- SEWER CLEANOUT
- BOUNDARY LINE
- PROPERTY LINE
- OVERHEAD ELECTRIC BUILDING
- BRICK
- CONCRETE
- ASPHALT



SCALE ~ 1" = 30'

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I, John C. Copley, Registered Professional Land Surveyor do hereby certify that on the 26th day of May, 2021, a survey was made on the ground of the property shown hereon, described as Lots 10 & 11, Block 60, Original Town Plat an addition to the City of Denison, Texas, as shown by plat of record in Volume 28, Page 362, Plat Record, Grayson County, Texas and is correct, and that there are no discrepancies, easements or shortages in area, boundary line conflicts, encroachments, overlapping of improvements, assessments or right-of-way, except as shown on the plat herewith, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

John C. Copley
 John C. Copley
 Registered Professional
 Land Surveyor No. 6720
 Firm No. 10194429

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 john@copleylandsurveying.com



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