

SURVEY PLAT

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BARRY S. RHODES Registered Professional Land Surveyor (214) 356-6807
 This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 106 North Oklahoma Drive, in the City of Celina, Collin County, Texas.

STATE OF TEXAS:
 COUNTY OF COLLIN:

BEING a tract of land situated in Collin County, Texas, in the Town of Celina, being a part of Block 46, of the Map of Celina, being a tract of land described in deed to Jerrold Arthur Presley, as recorded in Instrument 20160524000635180, of the Official Public Records of Collin County, Texas, as shown on this survey and being more particularly described by metes and bounds as follows:

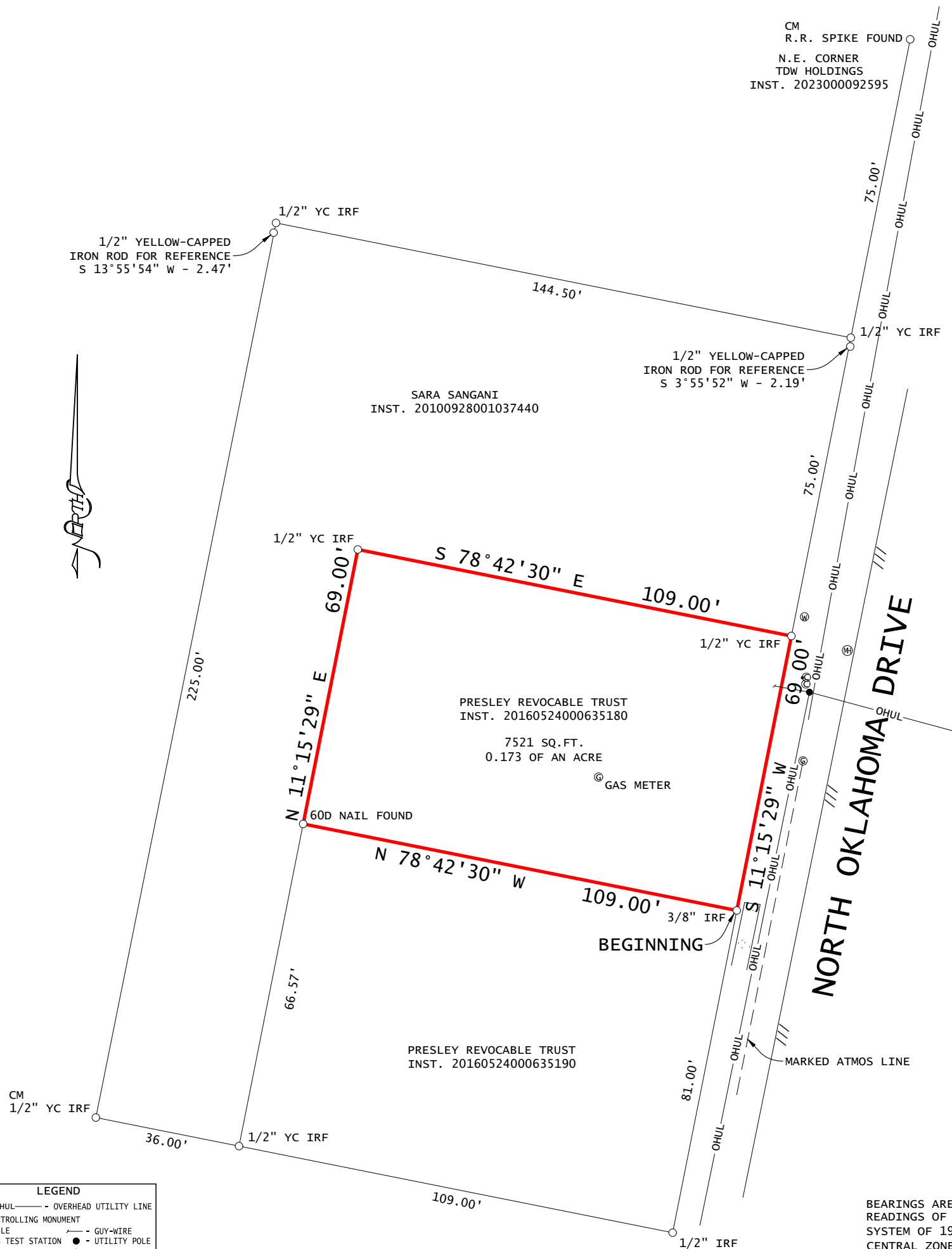
BEGINNING at a found 3/8 inch iron rod for corner on the west right of way line of North Oklahoma Drive, being the Northeast corner of a tract of land described in deed to Sara Sangani, as recorded in Instrument 20160524000635190, of the Official Public Records of Collin County, Texas;

THENCE North 78 degrees 42 minutes 30 seconds West, along the North line of said Presley 20160524000635190 tract, a distance of 109.00 feet to a found 60d nail for corner on the Southernmost East line of a tract of land described in deed to Sara Sangani, as recorded in Instrument 20100928001037440, of the Official Public Records of Collin County;

THENCE North 11 degrees 15 minutes 29 seconds East, a distance of 69.00 feet to a found 1/2 inch yellow-capped iron rod for corner, being an E11 corner of said Sangani tract;

THENCE South 78 degrees 42 minutes 30 seconds East, a distance of 109.00 feet to a found 1/2 inch yellow-capped iron rod for corner on the said west right of way line of North Oklahoma Drive and being the Easternmost Southeast corner of said Sangani tract;

THENCE South 11 degrees 15 minutes 29 seconds West, along said North Oklahoma Drive, a distance of 69.00 feet to the PLACE OF BEGINNING and containing 7,521 square feet or 0.173 of an acre of land.

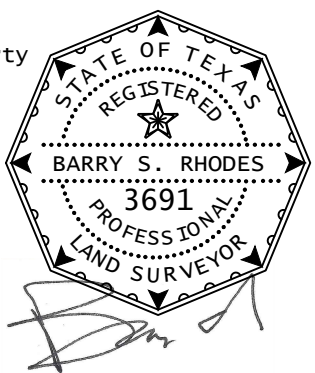


The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat:

TITLE AND ABSTRACTING WORK FURNISHED BY FIDELITY NATIONAL TITLE
 THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 30'
 Date: 04/17/2024
 G.F. No.: FT-135-9001352400046
 Job no.: 2589GR
 Drawn by: CM 20240080

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
 THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR FIDELITY NATIONAL TITLE



LEGEND	
OHUL	OVERHEAD UTILITY LINE
CM	CONTROLLING MONUMENT
⊙	CABLE
⊕	GAS TEST STATION
⊖	MANHOLE
—	GUY-WIRE
•	UTILITY POLE
⊗	WATER METER
(UNLESS OTHERWISE NOTED)	

BEARINGS ARE BASED ON RTK READINGS OF TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE (4202)