

# 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 212 East Walnut Street, in the City of Celina, Collin County, Texas.

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 20160524000635190, 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 1/2 inch iron rod for corner at the intersection of the West right of way line of North Oklahoma Drive and the North right of way line of East Walnut Street, being the Southeast corner of herein described tract;

THENCE North 78 degrees 42 minutes 30 seconds west, along the North right of way line of said East Walnut Street, a distance of 109.00 feet to a found 1/2 inch yellow-capped iron rod for corner, being the Southernmost Southeast corner of a tract of land described in deed to Sara Sangani, as recorded in Instrument 20100928001037440, of the Official Public Records of Collin County, Texas;

THENCE North 11 degrees 15 minutes 29 seconds East, along the East line of said Sangani tract, a distance of 81.00 feet to a found 60d nail for corner, being the Southwest corner of 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;

THENCE South 78 degrees 42 minutes 30 seconds East, along the South line of said Presley 20160524000635180 tract, a distance of 109.00 feet to a found 3/8 inch iron rod for corner on the West right of way line of said North Oklahoma Drive;

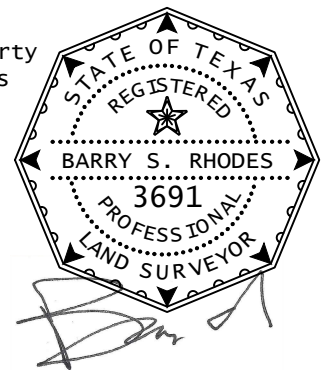
THENCE South 11 degrees 15 minutes 29 seconds west, along said North Oklahoma Drive, a distance of 81.00 feet to the PLACE OF BEGINNING and containing 8,829 square feet or 0.203 of an acre of land.

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.: --GR  
 Drawn by: CM 20240079

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

C - CABLE

G - GUY-WIRE

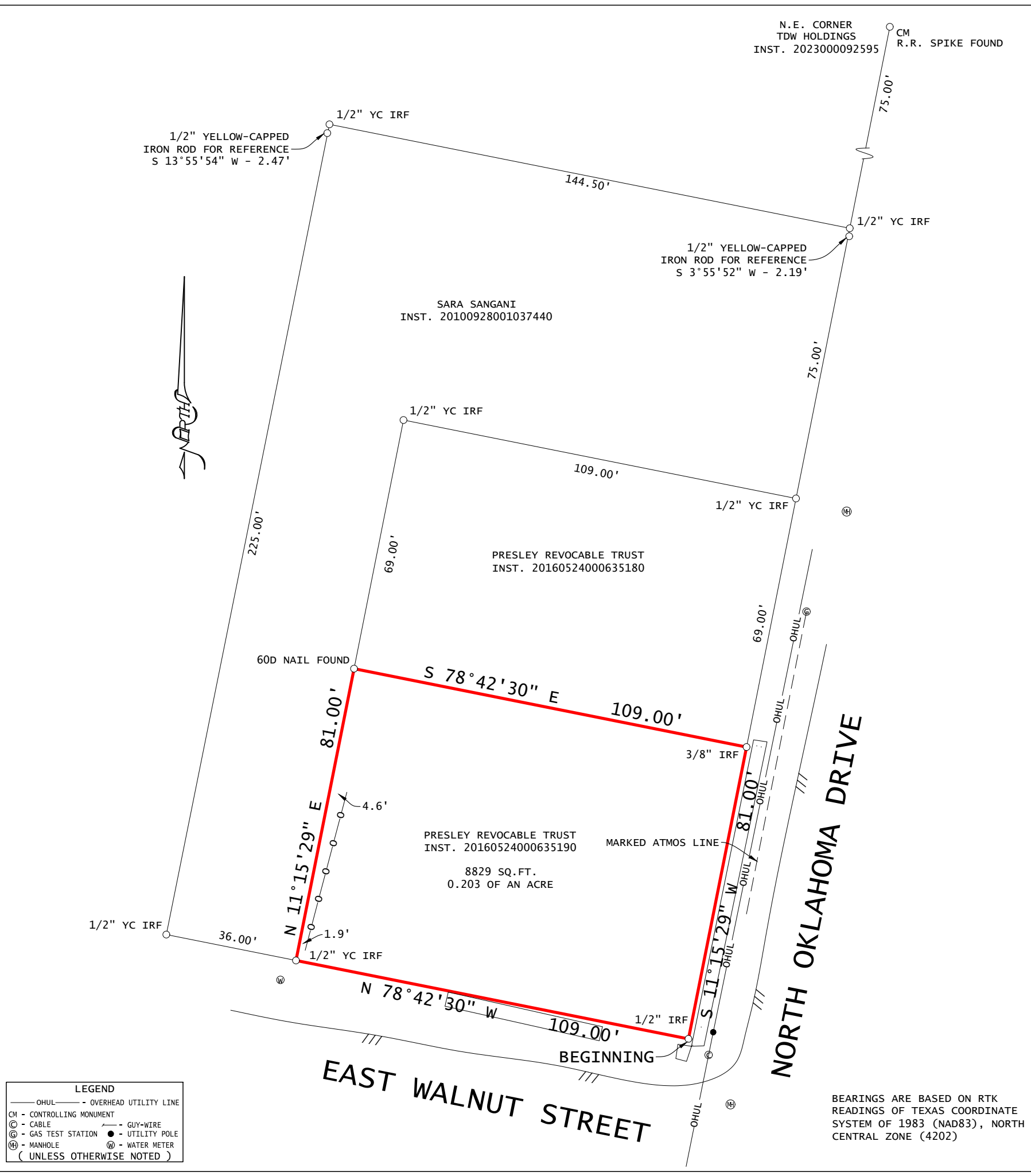
GS - GAS TEST STATION

M - MANHOLE

U - UTILITY POLE

W - WATER METER

( UNLESS OTHERWISE NOTED )



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