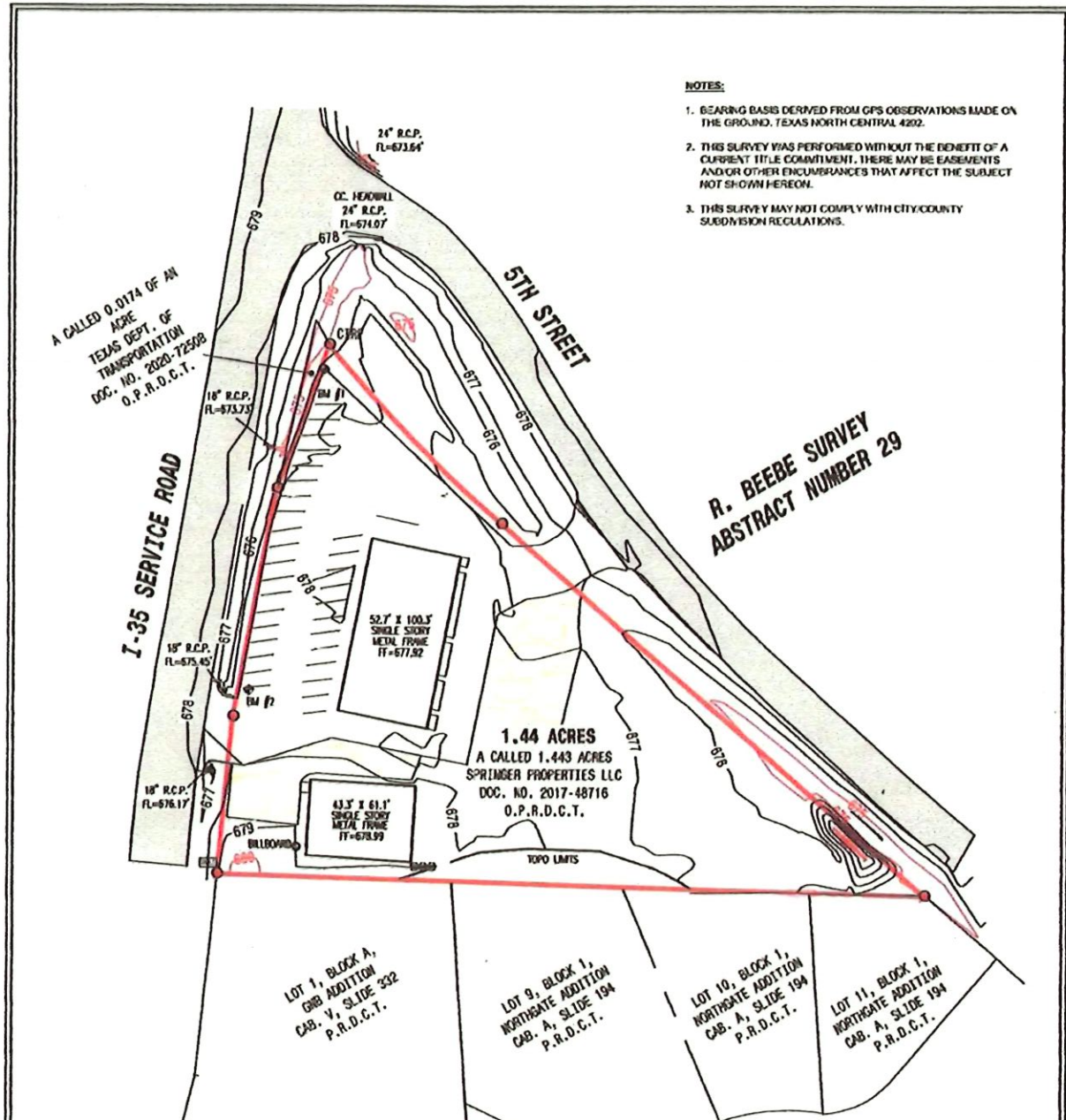


NOTES:

1. BEARING BASIS DERIVED FROM GPS OBSERVATIONS MADE ON THE GROUND, TEXAS NORTH CENTRAL 4202.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THERE MAY BE EASEMENTS AND/OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT NOT SHOWN HEREON.
3. THIS SURVEY MAY NOT COMPLY WITH CITY/COUNTY SUBDIVISION REGULATIONS.



A CALLED 0.0174 OF AN ACRE TEXAS DEPT. OF TRANSPORTATION DOC. NO. 2020-72528 O.P.R.D.C.T.

R. BEEBE SURVEY ABSTRACT NUMBER 29

1.44 ACRES
A CALLED 1.443 ACRES
SPRINGER PROPERTIES LLC
DOC. NO. 2017-48716
O.P.R.D.C.T.

LOT 1, BLOCK A,
GRID ADDITION
CAB. V, SLIDE 332
P.R.D.C.T.

LOT 9, BLOCK 1,
NORTHEAST ADDITION
CAB. A, SLIDE 194
P.R.D.C.T.

LOT 10, BLOCK 1,
NORTHEAST ADDITION
CAB. A, SLIDE 194
P.R.D.C.T.

LOT 11, BLOCK 1,
NORTHEAST ADDITION
CAB. A, SLIDE 194
P.R.D.C.T.

BENCHMARK NO:

Bm1 X CUT	Bm2 PK NWL
N7183922.88 E2372210.53 2476.30	N7183739.30 E2372217.57 2477.32

LEGEND

● = PROPERTY CORNER	CBF = CAPPED IRON ROD FOUND
⊕ = BENCHMARK	IRF = IRON ROD FOUND
⊠ = TELEPHONE/UTILITY RISER (TR/UR)	CRS = CAPPED IRON ROD SET
⊞ = BURIED CABLE MARKER (BCM)	MFCP = METAL FENCE CORNER POST
⊚ = TELEPHONE MANHOLE (TMH)	WFCP = METAL FENCE CORNER POST
⊙ = POWER/UTILITY POLE (PP/UP)	() = PLAT/DEED CALLS
⊘ = LIGHT POLE (LP)	POB = POINT OF BEGINNING
⊖ = GUY WIRE (GUW)	R.O.W. = RIGHT-OF-WAY
⊞ = ELECTRIC VAULT (EV)	▭ = CONCRETE SURFACE
⊞ = ELECTRIC TRANSFORMER (TRANS)	▭ = ASPHALT SURFACE
⊙ = WATER METER (WM)	▭ = GRAVEL SURFACE
⊖ = WATER VALVE (WV)	

LINETYPE LEGEND

PROPERTY LINE	---
EASEMENT LINES	---
DEED LOT LINES	---
ADJOINER LINES	---
OVERHEAD UTILITY	---
ASPHALT ROAD	---
GRAVEL ROAD	---
FENCE LINES	X



CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PREPARED FROM AN ACCURATE ON-THE-GROUND SURVEY OF THE PREMISES DEPICTED HEREON AND DESCRIBED IN THE LEGAL DESCRIPTION ATTACHED HERETO, CONDUCTED UNDER MY DIRECTION AND SUPERVISION ON 6/7/2023 AND THAT THE FINDINGS AND RESULTS OF SAID SURVEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

J.E. Thompson

J.E. THOMPSON II R.P.L.S. No 4857



BOUNDARY & TOPOGRAPHY SURVEY
1.44 ACRES
IN THE R. BEEBE SURVEY,
ABSTRACT NO. 29
DENTON COUNTY, TEXAS

	111 N. DIXON ST. GAINESVILLE, TX 78740 PH 940-665-9106 FAX 940-665-9106 1BPLS FROM P.O. 1006000			
	DRAWN BY: T.E.P.	DATE: 6/8/2023	JOB NO.: 23099	SCALE: 1" = 60'

ERRORS: THE CLIENT OR CLIENT'S REPRESENTATIVES WILL HAVE 45 DAYS FROM THE DATE THE SURVEY WAS ISSUED TO CHANGE ANY MISSPELLINGS OR ANY ERRORS ON THE SURVEY REPORT, AFTER THIS TIME HAS EXPIRED ALL PARTIES INVOLVED MUST ACCEPT THE SURVEY AS ISSUED.