

Legend

Room Outlets	Room Capped Iron Rod Set
D.A.C.C.T.	Dead Flaced Colln County Trust
RF	Iron Rod Flared
CM	Controlling Monument
LP	Light Pole
WM	Water Meter
WV	Water Valve
SM	Gas Meter
FP	Power Pole
OL	Overhead Lines
---	Gay

Parking Spaces

Handicapped Space	0
Regular Space	0
	No Parking

PROPERTY DESCRIPTION

Address: 104 South Ballard Street, Being Lot 3, Block 4 of Kellers First Addition, an addition to the City of Wylie, Collin County, Texas, according to the Plat thereof recorded in Volume 29, Page 349, Deed Records, Collin County, Texas, being all of a tract of land conveyed to Colton Tepp by deed recorded in Document No. 20090814600991330 of the Deed Records of Collin County, Texas.

NOTES: (1) Source bearing is based on the plat of Kellers First Addition recorded in Volume 29, Page 349 Plat Record Collin County Texas unless otherwise noted. (2) CM = Controlling monument. (3) Surveyor's signature will appear in red ink on original copies. (4) No portion of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map Number 450650022A of the FEMA Flood Insurance Rate Maps for Collin County, Texas & Incorporated Area dated June 2, 2009. (Zone X). This statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can & will occur & flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. (5) Final grade assumed finished floor elevations are at the brick ledge. (6) Drainage arrows, if shown, were determined by elevations shown hereon. (7) Subject property is affected by any & all rules, details, easements & other matters, that are shown on or as part of the recorded plat. (8) Survey performed without a title commitment. There may be easements, or other matters, not shown. (9) There is no observed evidence of recent earth moving at this site.

CERTIFICATION

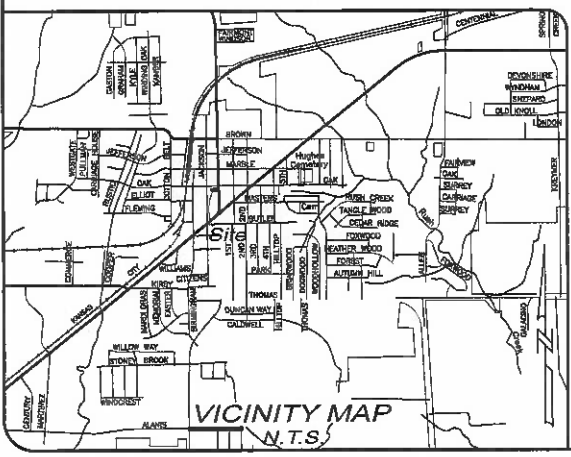
On the basis of my knowledge, information & belief, I certify that as a result of a survey made on the ground to the normal standard of care of Registered Professional Land Surveyors practicing in the State of Texas, I find the plat hereon is true, correct & accurate as to the boundaries of the subject property & if shown, location & type of buildings & visible improvements hereon.

ALTA/NSPS LAND TITLE SURVEY

To: Choye Tepp

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Item 1, 2, 3, 4, 6, 7e, 8, 13 & 16 of Table-A thereof. The fieldwork was completed on December 7, 2021. Date of Plat or Map December 6, 2021.

Michael Cuzzo
Michael Cuzzo
Registered Professional Land
Surveyor No. 5693



Final Plat
ALTA/NSPS Survey
104 South Ballard Street
Being Lot 3 Block 4
Kellers First Addition
Wylie, Collin County, Tx
December 2021

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