Lot 2A, Block 2, of REPLAT OF LOT 2 & LOT 3 IN BLOCK 2 OF A REPLAT OF OAKS RETAIL, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Cabinet G, Page 285, Plat Records, Collin County, Texas.

SURVEYOR'S NOTES:

1) BEARINGS ARE BASED ON NAD 83(2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS. AREA AND DISTANCES SHOWN HEREON ARE AT GRID.
2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
3) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND MAY BE SUBJECT TO RECORD EVIDENCE WHICH IS NOT AVAILABLE FOR CONSIDERATION AT THE TIME OF THIS SURVEY.
4) THE PROPERTY SHOWN HEREON WAS SURVEYED BASED ON DEEDS AND/OR LEGAL DESCRIPTIONS OBTAINED THROUGH NORMAL RESEARCH PROCEDURES. THERE MAY BE OTHER DOCUMENTS RECORDED/UNRECORDED THAT MAY AFFECT THE SUBJECT, AND THIS SURVEY IN NO WAY IMPARTS OWNERSHIP OF ALL OR ANY PART OF THE SUBJECT AS SHOWN HEREON.
5) ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88.
6) CONTOURS SHOWN HEREON ARE SHOWN AT 1 FOOT INTERVALS.
7) FIELD WORK WAS COMPLETED 12/14/2021.
8) PERPETUAL EASEMENT TO THE NORTH TEXAS MUNICIPAL WATER DISTRICT AS RECORDED IN VOLUME 522, PAGE 618, DEED RECORDS, COLLIN COUNTY, TEXAS. – PROPERTY IS SUBJECT TO – PIPELINE WAS NOT LOCATED BY US ON THE GROUND OVER THIS SURVEYED TRACT. IT AFFECTS THE SENIOR PROPERTY OF THIS SURVEYED TRACT.

FLOOD STATEMENT:

THE PROPERTY IS SHOWN AS BEING LOCATED IN ZONE X BY FLOOD INSURANCE RATE MAP NO. 48085C0420J, DATED 06/02/2009. IT IS SHOWN AS NOT BEING LOCATED IN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD.

I, Tina Ballard RPLS No. 6746, do hereby certify that the Plat of Survey shown hereon is a correct, and accurate representation of the property lines, and dimensions are as indicated; and EXCEPT AS SHOWN, all improvements are located within the boundaries, and there are no visible, and apparent encroachments or protrusions on the ground. Use of this survey by any other parties and/or for other purposes shall be at user's own risk, and any loss resulting from other use shall not be the responsibility of the undersigned.

REVISED: 09/19/2022 FOR EASEMENTS

BY: Tina Y. Ballard

TINA BALLARD
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6746

STATE OF TEXAS REGISTERED TINA BALLARD 6746 PROFESSIONAL LAND SURVEYOR

LEGEND

- CM CONTROLLING MONUMENT
- 1/2" IRON ROD FOUND
- POINT FOR CORNER
- "X" FOUND IN CONCRETE
- 1/2" IRON ROD SET (BY-LINE)
- LP LIGHT POLE
- STORM DRAIN MANHOLE
- TELEVISION CABLE MARKER
- CLEANOUT
- SANITARY SEWER MANHOLE
- ELECTRIC METER
- POWER POLE
- GUY WIRE
- TRAFFIC SIGNAL BOX
- FH FIRE HYDRANT
- WATER VALVE
- WATER METER
- GAS METER
- ASPHALT
- OHP OVERHEAD ELECTRIC LINE
- CHAINLINK FENCE
- PIPE FENCE
- WOOD FENCE
- IRON FENCE
- FIRE LANE
- COVERED PORCH, OVERHANG
- BRICK
- CONCRETE
- BUILDING
- NO PARKING

Texas811 Know what's below. Call before you dig.

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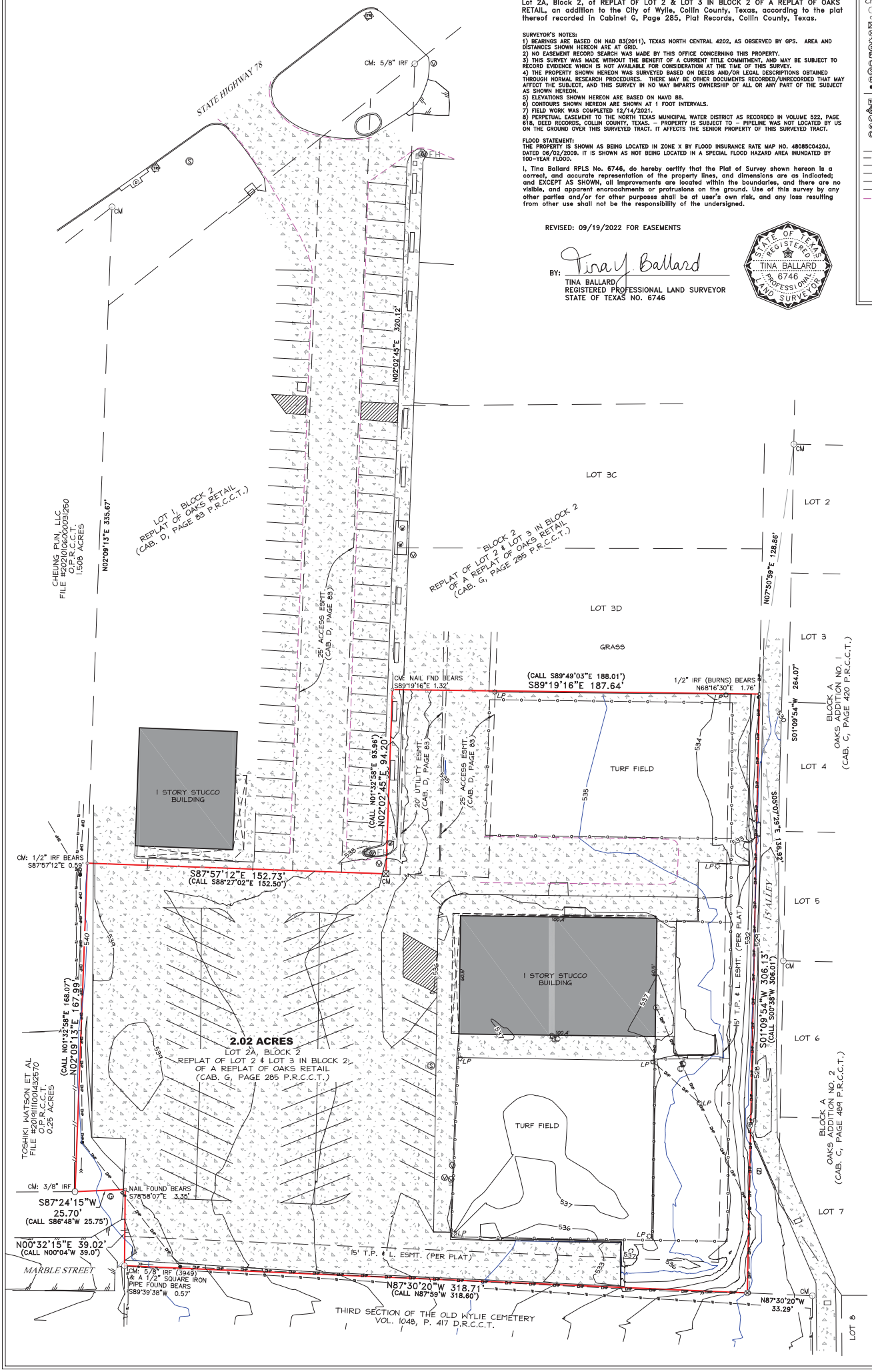

702 N. STATE HIGHWAY 78
WYLIE, TEXAS

DATE:	12/18/2021
SCALE:	1" = 30'
JOB NO.:	2021-1995 & 2022-1469
CLIENT:	CP DESIGN SERVICES
TECHNICIAN:	TYB

BY-LINE SURVEYING LLC
P.O. BOX 834
Emory, Tx 75440
Ph: (903) 473-5150
Firm No: 10194233
www. bylinesurveying.com

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