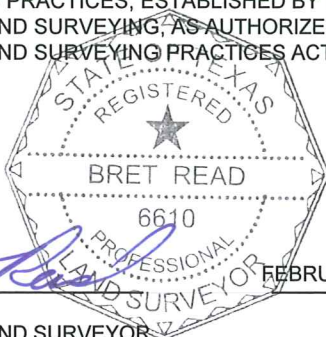


LOT 2
P KOHLI REAL ESTATE, LLC,
TO
PLANO INDEPENDENT SCHOOL DISTRICT
CF #20170615000776340, CCOPR

1. BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE.
2. DISTANCES SHOWN ARE GRID DISTANCES. TO CONVERT TO SURFACE DISTANCES DIVIDE GRID DISTANCES BY THE SCALE FACTOR: 0.9998448.
3. A CERTIFIED METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED UNDER THE SAME JOB NUMBER AS A PART OF THIS PROFESSIONAL SERVICE. 1/2 FOUND
4. THIS PROFESSIONAL SERVICE WAS PERFORMED WITHOUT BENEFIT OF HAVING BEEN FURNISHED A TITLE COMMITMENT. EASEMENTS AND/OR OTHER MATTERS AND/OR ISSUES RELATING TO TITLE COULD AND MAY EXIST.
5. ACCORDING TO TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212.004 AND 212.005, DIVIDING ANY TRACT OR LOT INTO TWO OR MORE PARTS WITHOUT BENEFIT OF A SUBDIVISION PLAT APPROVED AND RECORDED WITH THE COUNTY CLERK, IS A VIOLATION OF CITY ORDINANCE AND/OR STATE LAW, SUBJECTING THE VIOLATOR TO FINES AND/OR THE WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

I HEREBY CERTIFY THIS PLAT AS A REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT IT REFLECTS THE FACTS AS FOUND AT THE TIME OF SAID SURVEY, AND THAT IT SUBSTANTIALLY CONFORMS TO THE CURRENT GENERAL RULES OF PROCEDURES AND PRACTICES, ESTABLISHED BY THE BOARD OF PROFESSIONAL LAND SURVEYING AS AUTHORIZED BY THE PROFESSIONAL LAND SURVEYING PRACTICES ACT. (ART 5282C, VTCS)



DATE FEBRUARY 18, 2019

CUSTER ROAD (FM 2478)
(90' R-O-W)

2.5557 ACRES

(50' R-O-W)

(50' R-O-W)

LOT 23
ANDREW JONES, ET AL,
TO TORNIKE GURGENIDZE, ET AL
CF #20120830001087470, CCOPR

1/2" IRON ROD
FOUND (CM) (TXHS)

BEING A PORTION OF OLD CUSTER ROAD
IN THE G. KENNADAY SURVEY, A-499
COLLIN COUNTY, TEXAS

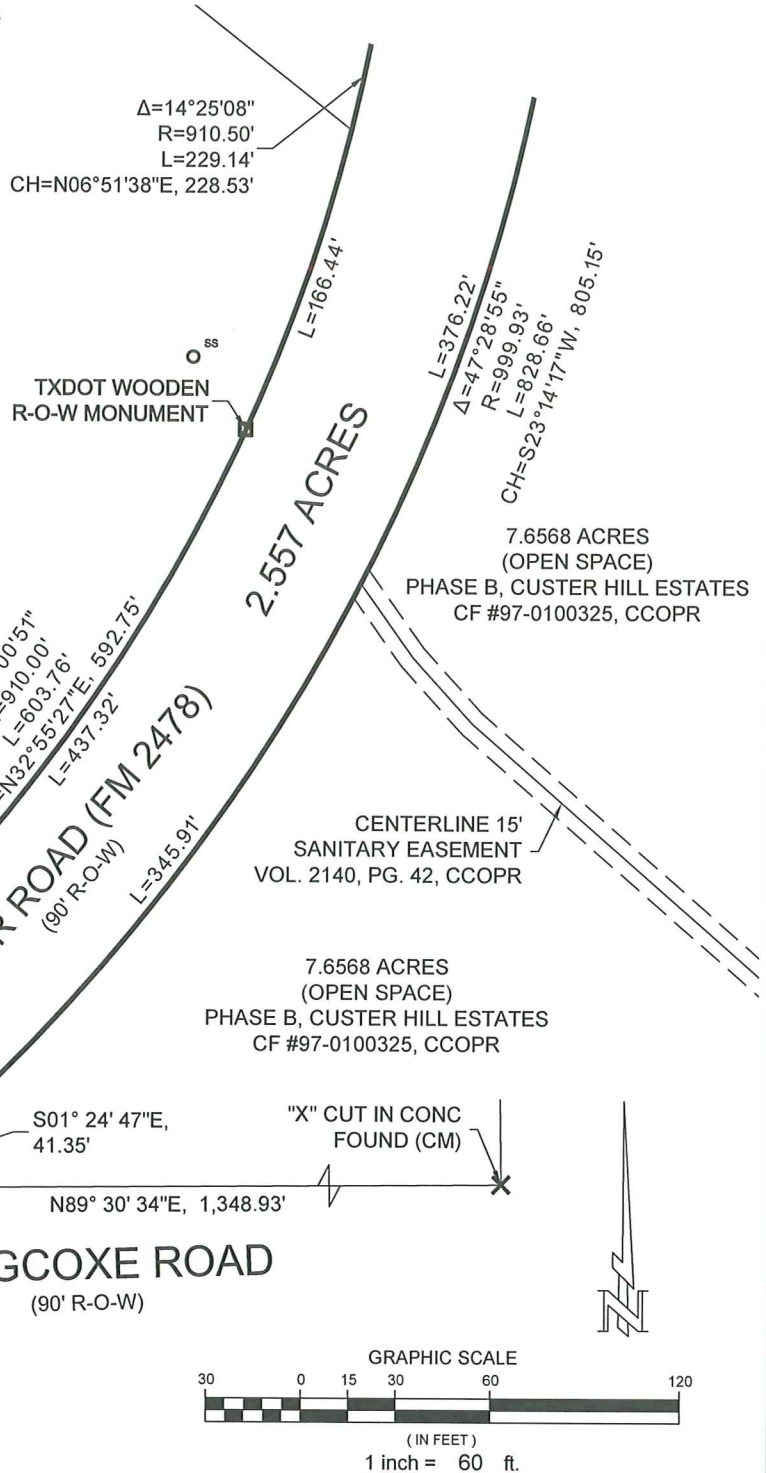


P.O. BOX 776 HALLSVILLE, TEXAS 75650
(903) 387-2577 WWW.360SURV.COM
TBPLS 10194293

JOB #1107-011

NOTES

1. BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE.
2. DISTANCES SHOWN ARE GRID DISTANCES. TO CONVERT TO SURFACE DISTANCES DIVIDE GRID DISTANCES BY THE SCALE FACTOR: 0.9998448.
3. A CERTIFIED METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED UNDER THE SAME JOB NUMBER AS A PART OF THIS PROFESSIONAL SERVICE.
4. THIS PROFESSIONAL SERVICE WAS PERFORMED WITHOUT BENEFIT OF HAVING BEEN FURNISHED A TITLE COMMITMENT. EASEMENTS AND/OR OTHER MATTERS AND/OR ISSUES RELATING TO TITLE COULD AND MAY EXIST.
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SURVEYORS CERTIFICATION

I HEREBY CERTIFY THIS PLAT AS A REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT IT REFLECTS THE FACTS AS FOUND AT THE TIME OF SAID SURVEY, AND THAT IT SUBSTANTIALLY CONFORMS TO THE CURRENT GENERAL RULES OF PROCEDURES AND PRACTICES, ESTABLISHED BY THE BOARD OF PROFESSIONAL LAND SURVEYING, AS AUTHORIZED BY THE PROFESSIONAL LAND SURVEYING PRACTICES ACT. (ART 5282C, VTCS)

BRET READ
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6610
FEBRUARY 18, 2019
DATE

SURVEY PLAT OF
2.557 ACRES
BEING A PORTION OF OLD CUSTER ROAD
IN THE G. KENNADAY SURVEY, A-499
COLLIN COUNTY, TEXAS



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FEB. 18, 2019

PAGE 2 OF 3

DRAWN BY: NWN

JOB #1107-011

METES AND BOUNDS DESCRIPTION OF 2.557 ACRES

ALL THAT CERTAIN TRACT OR PARCEL CONTAINING 2.557 ACRES OF LAND IN THE G. KENNADAY SURVEY, A-499, COLLIN COUNTY, TEXAS, BEING A PORTION OF OLD CUSTER ROAD AKA FARM TO MARKET HIGHWAY 2478 (FM2478), SAID 2.557 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, BASING BEARINGS ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, TO WIT:

BEGINNING AT A 5/8" IRON ROD SET FOR SOUTHWEST CORNER, BEING THE SOUTHWEST CORNER OF FM 2478 AND SOUTHEAST CORNER OF A TRACT WHICH WAS CALLED 4.4507 ACRES, LOT 1, BLOCK A, CUSTER HEDGCOXE ADDITION, A SUBDIVISION OF RECORD IN CLERKS FILE #2003-0118438, COLLIN COUNTY OFFICIAL PUBLIC RECORDS (CCOPR), LYING IN THE NORTH RIGHT OF WAY (R-O-W) LINE OF HEDGCOXE ROAD, FROM WHICH A 3/4" IRON ROD FOUND FOR SOUTHWEST CORNER OF SAID LOT 1 BEARS: S89°14'19"W, 138.04 FEET;

THENCE DEPARTING HEDGCOXE ROAD, N51°52'40"E, 100.55 FEET ALONG THE COMMON LINE OF LOT 1 AND CUSTER ROAD TO AN "X" CUT IN CONCRETE SET FOR BEGINNING OF A CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT IN SAID LINE, (DELTA= 38°00'51", RADIUS= 910.00 FEET, CHORD= N32°55'27"E, 592.75 FEET), AT 437.32 FEET PASS A TXDOT WOODEN R-O-W MARKER FOUND AND CONTINUING ALONG SAID LINE FOR A DISTANCE IN ALL OF 603.76 FEET TO A POINT FOR RECURVE, BEING THE NORTHEAST CORNER OF LOT 1 AND SOUTHEAST CORNER OF A TRACT WHICH WAS CALLED LOT 2, BLOCK 1, CREEKWOOD ADDITION, A SUBDIVISION OF RECORD IN VOLUME 2007, PAGE 282, COLLIN COUNTY MAP RECORDS (CCMR), CONVEYED FROM P KOHLI REAL ESTATE, LLC, TO PLANO INDEPENDENT SCHOOL DISTRICT BY AN INSTRUMENT OF RECORD IN CLERKS FILE #20170615000776340, CCOPR;

THENCE 229.14 FEET ALONG THE ARC OF A CURVE TO THE LEFT IN THE COMMON LINE OF LOT 2 AND CUSTER ROAD, (DELTA= 14°25'08", RADIUS= 910.50 FEET, CHORD= N06°51'38"E, 228.53 FEET), TO A 1/2" IRON ROD FOUND FOR END OF CURVE;

THENCE N00°35'42"W, 316.03 FEET CONTINUING ALONG SAID COMMON LINE TO AN "X" CUT IN CONCRETE SET FOR NORTHWEST CORNER;

THENCE N89°24'18"E, 89.47 FEET CROSSING CUSTER ROAD TO A 1/2" IRON ROD FOUND FOR NORTHEAST CORNER, BEING THE SOUTHWEST CORNER OF WIMBLEDON DRIVE AND NORTHWEST CORNER OF A TRACT WHICH WAS CALLED LOT 81, BLOCK J, CUSTER HILL ESTATES, PHASE D, A SUBDIVISION OF RECORD IN VOLUME K, PAGE 702 CCMR, CONVEYED FROM JONG SIK HONG TO EUN SOOK HONG, BY AN INSTRUMENT OF RECORD IN CLERKS FILE #20100624000645080, CCOPR, LYING IN THE EAST R-O-W OF CUSTER ROAD;

THENCE DEPARTING WIMBLEDON DRIVE, S00°35'42"E, ALONG THE COMMON LINE OF LOT 81 AND CUSTER ROAD, AT 109.74 FEET PASS A 1/2" IRON ROD FOUND FOR SOUTHWEST CORNER OF LOT 81 AND NORTHWEST CORNER OF LOT 24, BLOCK J, CUSTER HILL ESTATES, PHASE C, A SUBDIVISION OF RECORD IN VOLUME K, PAGE 392, CCMR AND CONTINUING ALONG THE COMMON LINE OF CUSTER ROAD, LOT 24 AND A TRACT WHICH WAS CALLED LOT 23, BLOCK J, CUSTER HILL ESTATES, PHASE C, CONVEYED FROM ANDREW JONES, ET AL, TO TORNIKE GURGENIDZE, ET AL, BY AN INSTRUMENT OF RECORD IN CLERKS FILE #20120830001087470, CCOPR, FOR A DISTANCE IN ALL OF 315.90 FEET TO A 1/2" IRON ROD FOUND FOR BEGINNING OF A CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT IN THE COMMON LINE OF CUSTER ROAD AND LOT 23, (DELTA= 47°28'55", RADIUS= 999.93 FEET, CHORD= S23°14'17"W, 805.15 FEET), AT 106.53 FEET PASS A 1/2" IRON ROD FOUND FOR SOUTHWEST CORNER OF LOT 23 AND NORTHWEST CORNER OF A 7.6568 ACRE OPEN SPACE, AS SHOWN ON CUSTER HILL ESTATE, PHASE B, A SUBDIVISION OF RECORD IN CLERKS FILE #97-0100325, CCOPR, CONTINUING ALONG THE COMMON LINE OF CUSTER ROAD AND SAID 7.6568 ACRE TRACT, AT 482.75 FEET PASS THE CENTERLINE OF A 15' SANITARY SEWER EASEMENT OF RECORD IN VOLUME 2140, PAGE 42, CCOPR AND CONTINUING ALONG SAID COMMON LINE FOR A DISTANCE IN ALL OF 828.66 FEET TO A 5/8" IRON ROD SET FOR END OF CURVE;

THENCE S01°24'47"E, 41.35 FEET CONTINUING ALONG SAID COMMON LINE TO A 5/8" IRON ROD SET FOR SOUTHEAST CORNER, BEING THE SOUTHEAST CORNER OF CUSTER ROAD AND SOUTHWEST CORNER OF SAID 7.6568 ACRE TRACT, LYING IN THE NORTH R-O-W LINE OF HEDGCOXE ROAD;

THENCE S88°10'37"W, 201.49 FEET ALONG THE SOUTH R-O-W LINE OF CUSTER ROAD AND NORTH R-O-W LINE OF HEDGCOXE ROAD TO THE PLACE OF BEGINNING, CONTAINING 2.557 ACRES OF LAND, MORE OR LESS.

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THIS PLAT AS A REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT IT REFLECTS THE FACTS AS FOUND AT THE TIME OF SAID SURVEY, AND THAT IT SUBSTANTIALLY CONFORMS TO THE CURRENT GENERAL RULES OF PROCEDURES AND PRACTICES, ESTABLISHED BY THE BOARD OF PROFESSIONAL LAND SURVEYING, AS AUTHORIZED BY THE PROFESSIONAL LAND SURVEYING PRACTICES ACT. (ART 5282C, VTCS)


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